

Mountain View VOICE



Unbeetable eats
WEEKEND | 19

NOVEMBER 28, 2014 VOLUME 22, NO. 44

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MOVIES | 22



MICHELLE LE

Nicole embraces her mother Sobeida Lopez at a rally following President Barack Obama's executive action on immigration policies.

MV activists celebrate Obama's immigration action

By Daniel DeBolt

Residents gathered in Mountain View's Civic Center plaza last Friday afternoon to celebrate President Barack Obama's executive order as a victory in the ongoing

struggle to reform the country's immigration laws.

"We are here to celebrate what President Obama said yesterday," said Mountain View resident and community organizer Job Lopez. "We will keep fighting."

Obama's executive order, which he announced in a speech Thursday night, Nov. 20, is expected to protect 5 million of the country's 11 million undocumented immigrants.

► See **RALLY**, page 9

Newcomer joins school board after election nail-biter

GREG COLADONATO WINS INCUMBENT PHIL PALMER'S SEAT BY 100 VOTES

By Kevin Forestieri

With all the provisional ballots counted, school board candidate Greg Coladonato can finally claim victory over incumbent Phil Palmer for a seat on the Mountain View Whisman school board.

Palmer originally held a lead

over Coladonato, but slowly lost it as more votes were counted. Coladonato took the lead by the weekend after the election, and has watched it slowly grow over the last two weeks. Though Coladonato said the nail-biting part of the election is over for him, he still wants to wait until Dec. 2 before celebrating a victory.

"My fingernails are starting to grow out again and I'm sleeping much better," he said. "The vote totals jumped around a lot but in the last week it hasn't moved, and nobody expects it to move around anymore."

Santa Clara County election

► See **COLADONATO**, page 14



MICHELLE LE

Greg Coladonato appeared to be losing his bid for a seat on the Mountain View Whisman school board on election night, where he spoke with a producer at KMVT's live event, but as votes continued to be counted, he pulled ahead of incumbent Phil Palmer.

City asks: Should developers fund more affordable housing?

By Daniel DeBolt

City officials want to know if residents think developers of offices and housing should pay more for the development of affordable housing in Mountain View.

Up for debate is whether to raise fees that affordable housing advocates have long said are too low — fees that developers must pay when developing offices, and when building homes if affordable housing is not included in the residential development itself. Compared with neighboring cities, Mountain View's affordable housing fees are low.

The city wants residents to comment on the topic using the new "Open City Hall" tool posted at mountainview.gov. The deadline to comment is Dec. 1. So far there are 13 comments, and most are in favor of raising the fees (five are for raising one or more of the fees, three oppose raising all of them and five are unclear or do not address the fees). The council is set to act on the matter on Dec. 16.

Resident Jeremy Hoffman wrote a long comment, saying the arrangement "represents a redistribution of wealth. Policy makers have the right and duty to enact such redistribution for the benefit of the community." The strongest opponent of potential fee increases went unnamed, saying that "our rights as citizens do not extend to the right to an 'affordable' place to live."

"Affordable housing" can seem a subjective term. It is defined by the United States Department of Housing and Urban Development (HUD) monthly housing payments of no more than 30 percent of a household's income.

Mountain View is currently advertising openings on a waiting list for "below market rate" homes funded by the affordable housing fees — to qualify, a household must earn between 50 percent and 80 percent of the 2014 area median income. For a one person household, that is between \$35,700 and \$49,050. For a family of four, it is between

► See **HOUSING**, page 13

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Applications will be accepted for the lottery, Mon., 11/17/2014 up until 5pm, Monday, 12/8/2014. Applications may be submitted in person or by mail to 135 Franklin Street, Mountain View, CA 94041, Attn: Studio 819.

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*A lottery will be held and preference will be given to current residents of Mountain View and/or persons employed in the City. Income and other restrictions apply. We do business in accordance with Federal and State fair housing

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Voices

A R O U N D T O W N

Asked in downtown Mountain View. Photos and interviews by Madeleine Gerson.

If you were the president, what would you change about America's immigration policies?



"I would change the help we have for immigrants who are caught up in the system and make sure that they have good representation."

Sapna Augustine, **Mountain View**



"I would be nicer to people who are trying to come here. They are just trying to make their lives better."

Clark Rowan, **San Jose**



"If you are paying taxes, then you should be able to be a U.S. citizen. If you contribute to society, then let's help you stay here legally."

Mike Mendez, **Santa Clara**



"I would make it easier for highly talented individuals to immigrate to the United States. Specifically, the entrepreneur visa."

Irfan Khan, **Mountain View**



"I support what the president is trying to do with immigration reform. I support the executive orders."

Sheila Hutchinson, **Mountain View**

Have a question for **Voices Around Town**? Email it to editor@mv-voice.com



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Marc-Antoine Charpentier's **Messe de Minuit pour Noël**, and holiday carols

Sunday, December 7, 2014 • 3:00 pm
Mountain View Center for the Performing Arts

Celebrate the holiday season with Charpentier's *Messe de Minuit pour Noël*, a delightful work based on French carols, accompanied by Sinfonia Schola Cantorum. Other familiar sounds of the season include *Pat-a-pan*, *Masters in this Hall*, and *Angels We Have Heard on High*. And, of course, this Schola Cantorum Christmas features a rousing audience-participation carol sing-along!

Admission: Adult \$30/ea.
Senior 62 and over \$25/ea.
Student 21 and under \$20/ea.

Order tickets online at mvcpa.com or charge your tickets by phone by calling **650-903-6000**; ticket office hours are Wed.- Sat., 12 pm to 6 pm.

Or you can visit the **Mountain View Center for the Performing Arts ticket office**, at 500 Castro Street in downtown Mountain View.

Tickets purchased by phone or online are subject to service charges.

Community Health Education Programs



For a complete list of classes and class fees, lectures and health education resources, visit pamf.org/education.

December 2014



Sleep and Wellness: Tips for Improving Sleep

Dec. 2, 7 – 8:30 p.m.

Michelle Primeau, M.D., PAMF Sleep Medicine

The holidays are a busy time of year, and for many people, that means skimping on sleep. Dr. Primeau will explain the importance of sleep, the impact of common sleep disorders, and give tips on what you can do to improve your sleep and enjoy the busy holiday season.

Sunnyvale Public Library

665 W. Olive Avenue, Sunnyvale • **No registration required**

LASIK Vision Correction Procedures

Dec. 9, 7 – 8:30 p.m.

Yichieh Shiuey, M.D., PAMF Ophthalmology



Join PAMF LASIK specialist, Dr. Yichieh Shiuey to learn about the advancements in all-laser LASIK procedures.

Mountain View Center

701 E. El Camino Real, 3rd Fl. Conference Center, Mountain View • **(650) 934-7380**

January 2015

Dementia Caregiver Education Series

Financial Planning Tips

Jan. 15, 1 – 2:30 p.m.

Tom Bromm, Financial Consultant

Sunnyvale Center

301 Old San Francisco Road, 2nd Fl. Conference Center, Sunnyvale • **(408) 730-2810**

Dr. Marvin Small Memorial Parent Workshop Series

Bye-Bye Diapers: Toilet Training

Jan. 20, 7 – 8:30 p.m.

Heidi Emberling, Parents Place

Sunnyvale Center

301 Old San Francisco Road, 2nd Fl. Conference Center, Sunnyvale • **(408) 730-2810**

CRIME BRIEFS

SEVEN INJURED IN FIGHT

Police arrested three men following a large brawl in a Mountain View parking lot that involved as many as 14 people and left seven injured.

The fight broke out at 223 Castro St. just before 2 a.m. on Nov. 15. According to police, a woman fell off her bike while riding through the parking lot, and several people nearby came over to help her and tell the occupant of a nearby parked car not to back out and hit her.

Three men exited a nearby vehicle, accompanied by three or four women from another vehicle, and began fighting with the bicyclist and the people who came to her aid. It's not clear what started the fight, according to Sgt. Saul Jaeger of the Mountain View Police Department.

Seven victims suffered injuries including bloody and cut lips, a cut to the right eye, a possible broken nose, and complaint of pain to the head, ribcage and jaw. All of the victims were between 21 and 24 years old from cities including Mountain View, Palo Alto and East Palo Alto.

Officers were later able to locate the three men involved in the fight, who had fled, and found out through the victims that one of the three men used a broken beer bottle to hit victims during the fight. All three of the men were identified by the victims and arrested.

Anthony Tamayo, a 29-year-old San Jose man, was arrested on charges of battery and an outstanding warrant; Faustino Chavez, a 28-year-old Hollister man, was arrested on charges of assault with a deadly weapon and battery; and Rene Hernandez, a 22-year-old San Jose man, was arrested on charges of battery. All three were booked into San Jose Main Jail.

Kevin Forestieri

POLICE LOG

ASSAULT WITH DEADLY WEAPON

1500 block Begen Av., 11/18
500 block Tyrella Av., 11/23

AUTO BURGLARY

1200 block Dale Av., 11/18
2500 block W. El Camino Real, 11/18

BATTERY

100 block Ada Av., 11/19
2200 block California St., 11/19
1900 block Colony St., 11/21

COMMERCIAL BURGLARY

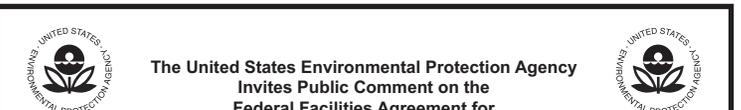
200 block Castro St., 11/19

GRAND THEFT

2500 block Grant Rd., 11/20
200 block N. Whisman Rd., 11/22
600 block N. Whisman Rd., 11/24

VANDALISM

1400 block W. El Camino Real, 11/18
Farley St. & Hackett Av., 11/18



The United States Environmental Protection Agency Invites Public Comment on the Federal Facilities Agreement for NASA Ames Research Center, Moffett Field California

The public comment period will last 45 days from the date of publication of this notice

The U.S. Environmental Protection Agency (EPA) Region IX along with the National Aeronautics and Space Administration (NASA) and the San Francisco Bay Regional Water Quality Control Board (Water Board) have signed a Federal Facilities Agreement (FFA) relating to NASA's role in the environmental cleanup at Moffett Field.

The agreement outlines the roles of the three parties in the investigation and cleanup of contamination that has been or may have been released by NASA at Moffett Field. The U.S. Navy is already conducting cleanup at Moffett Field pursuant to a 1990 FFA with EPA and the State. NASA, under this FFA, is responsible for conducting and paying for the investigation and cleanup of its contamination under the oversight of EPA and the Water Board to make certain that thorough investigations and cleanups are completed to ensure protection of public health and the environment. As the current landowner, the FFA also requires NASA to implement land use controls associated with cleanup actions being conducted by others at Moffett Field, including the U.S. Navy and responsible parties at the Middlefield-Ellis-Whisman (MEW) Superfund Study Area.

The FFA provides a framework for the work to be done along with a schedule for completing the cleanup work and implementing the land use controls required by NASA at the site. NASA will provide for updates to and input from members of the community interested in the work being done.

Copies of the FFA and Administrative Record are available for public review at the following repositories. The FFA is also available online at www.epa.gov/region9/MoffettField

Mountain View Public Library
585 Franklin Street
Mountain View, CA 94041
(650) 903-6887

EPA Superfund Records Center
95 Hawthorne Street, Room 403
San Francisco, CA 94105
(415) 820-4700

EPA IS NOW ACCEPTING COMMENTS FROM THE PUBLIC REGARDING THE FFA
ALL COMMENTS SHOULD BE SENT BY MAIL, E-MAIL, OR FAX AND ADDRESSED TO:

John Chesnutt
US EPA Region IX
75 Hawthorne Street (SFD-8-3)
San Francisco, CA 94105
Chesnutt.John@epa.gov FAX 415-947-3520

CNS#2692778



MICHELLE LE

Castro kindergartners from both the Dual Immersion and traditional programs team up for reading time in Teresa Coughlin's classroom on Nov. 24.

School board OKs Castro split

CASTRO ELEMENTARY TO TURN INTO TWO SCHOOLS FOR NEXT SCHOOL YEAR

By Kevin Forestieri

The Mountain View Whisman School Board on Nov. 20 unanimously approved a plan that would divide Castro Elementary into two schools, despite indications that board members were wavering after an outcry from affected parents at the previous board meeting.

The decision will split Castro's two educational programs into separate schools, with the Dual Immersion (DI) students at one school and the tradi-

tional program students at the other. The goal is to improve performance among disadvantaged and minority students in the traditional program.

The DI program is a bilingual "choice" program in which students receive instruction in both Spanish and English, with the goal of becoming proficient in both languages. In the past, test scores from the DI program would bring up the overall test scores for Castro Elementary, masking the low scores of the traditional program.

The two schools will be formed

in time for the 2015-16 school year, and enrollment for both schools will kick off in February. At the Nov. 20 meeting, the board also approved spending \$50,000, to be split between the two schools, to plan and prepare for the coming school year.

"I wholeheartedly support this plan," said board president Bill Lambert. "I acknowledge that there's many challenges (and) there's many unknowns, but to me that's what makes it exciting. To sort of take this

► See **CASTRO**, page 7

Students get a closer look at air quality

"CITIZEN SCIENTISTS" MEASURE SPIKES IN POLLUTANTS NEAR HIGH SCHOOL

By Kevin Forestieri

Students at Alta Vista High School are exploring exactly how polluted the air is in Mountain View. With fancy devices in hand, they got a good look last week at what they can't see — tiny specks of black carbon all around them.

Alta Vista is one of 50 schools in the country to be loaned a pair of \$4,500 science instruments by Project GO3, a Colorado-based nonprofit, to check out air quality levels during field trips. In the experiment, students use an instrument with a plastic intake tube to track the amount of black carbon in the area.

Black carbon, also known as soot, is fine particulate matter that is small enough to cause health problems when inhaled, and is associated with asthma and other respiratory ailments as well as heart attacks and lung cancer, according to the Environmental Protection Agency. The Project GO3 website says that recent studies have also found black carbon has contributed to climate change, accounting for 20 percent of the warming and 40 percent of glaciers melting to date.

Vehicle exhaust is one of the main culprits for high black carbon levels, as well as smoke from fires.

Shannon Wernette, a teacher at Alta Vista, took her earth sciences class on four treks around the school to see what they could find with the devices. The class observed black carbon levels around the Steven's Creek Trail, the Highway 85 overpass, and in and around the Freestyle Academy buildings at Mountain View High School. Unlike other school treks across the country, the Alta Vista class frequently hit spikes of black carbon that went well above levels considered safe.

Black carbon is often measured in micrograms per cubic meter, and the safe daily level of

black carbon is 25 micrograms, according to the World Health Organization. The student-recorded data showed normal, low levels of black carbon that would momentarily skyrocket to anywhere from 30 micrograms to over 107 micrograms — more than four times the safe levels.

By contrast, reports from Beijing this month showed small particulate matter maintaining a steady 153 micrograms, according to the U.S. embassy in China.

"I had kids go look at other schools and there were no high levels like ours," Wernette said. "We had huge spikes, and would try to find out why we got a huge spike at that time."

Wernette and her class posted the results on an online blog forum where students participating with Project GO3's program can compare results with one another and analyze the data. A number of Alta Vista students, along with people

from other states, tried to make sense of the extreme upticks in pollutants.

"The huge black carbon spike probably went so high because the kids from the school next to ours got out at that specific time," said one student who noticed a big increase around 2:40 p.m. — around the time students from the nearby Mountain View High School leave for the day.

Alta Vista High School and the neighboring roads are close to Highway 85, which likely increases the amount of black carbon in the area. The highest levels of black carbon were recorded on Diericx Drive, which is right next to Stevens Creek and the highway.

Nonprofit supports 'citizen science'

Wernette and her earth sciences class were able to use the expensive measuring equipment through a program by Project

► See **BLACK CARBON**, page 14

The highest levels of black carbon were recorded on Diericx Drive, which is right next to Stevens Creek and the highway.

Mentors and students form close bonds

VOLUNTEER PROGRAM PAIRS LOCAL TEENS WITH ADULTS FOR TUTORING, SUPPORT

By Madeleine Gerson

Cindy Castillo, a former director of financial aid at De Anza College, has been a mentor to Alta Vista High School student Jocelyn Trujillo for the past two years, through Mentor Tutor Connection.

Previously called Partners for New Generations, Mentor Tutor Connection is a nonprofit organization that has provided Mountain View and Los Altos youth with tutoring and men-



toring programs since its founding in 1995 by the Los Altos Rotary Club.

When Castillo and Trujillo were paired together in 2012, Trujillo had recently enrolled at Alta Vista. After moving from Mexico, where she lived with her grandmother for most of her

life, Trujillo moved in with her brother in East Palo Alto, where they share a rented room.

"My brother is like my mom and dad at the same time. It was hard. I had to make up almost two years of school. It was my senior year. Honestly, I did feel like giving up. But Cindy said, 'You know if I didn't think you could do it, I wouldn't be here pushing you,'" said Trujillo.

Attending classes at Alta Vista

► See **HOLIDAY FUND**, page 10

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Seeking inspiration — for a good cause

CHRISTMAS AT OUR HOUSE FUNDRAISER OPENS DECORATED HOMES FOR THE HOLIDAYS

By Carol Blitzer

New England villages inhabit the window sills. Santas — in all sizes and materials — appear in most every room. Wreaths made of greenery or pearlized buttons deck the walls.

It's starting to look a lot like Christmas at the Los Altos home of Jean and Art Carmichael. And they'll be sharing their decor Dec. 4 to 6 during the 26th annual Christmas at Our House holiday home tour, a fundraiser for St. Francis High School in Mountain View.

The tour begins with a survey ride from Saint William's Catholic Church, less than a thousand yards away. A bronze Santa has been taken out of storage to greet visitors at the front entry.

Luckily there's plenty of storage space in the 8,350-square-foot, three-story home, which was built six years ago.

The main decorated areas of the home will be the ground floor, where visitors can view two Christmas trees, plus the formal dining room that is primed for the holiday. The tree in the living room will be wrapped with a garland made of pearlized buttons, complementing a wreath and small cone-shaped tree made of the same materials. A larger tree, decorated with the family's historical ornaments, will be the focal point of the family room.

Many of the ornaments are handmade, Jean Carmichael said, and "the children look for ornaments — all of our fun things that go way back," including the "mouse ran up the clock."

Jean won't be putting the finishing touches — adding greens from the San Francisco Flower Mart and the Kiwanis Christmas tree lot on Grant Road — until after Thanksgiving. But a preview tour demonstrated why it takes her more than a week to get her decorations out of stor-



VERONICA WEBER

Fresh garlands and greenery decorate the front of this Los Altos home that's part of the Christmas at Our House holiday tour.

age and arrange them throughout the house.

The dining room, with its English barley-twist chairs, is a perfect setting for Jean's grandmother's silver nut bowls, set above the Spode Christmas china setting. Peppermint striped candles continue the color theme. A jardinière from France will likely be moved to the Steinway piano in the living room closer to the tour date.

"It's fun having the historical things," Jean said, pointing to a high chair that folds into a

rocking chair, with a teddy bear seated.

Even the rug is an heirloom. "It was in my house when I was growing up outside Boston," Jean said, adding that the weaver incorporated local blossoms in the design.

Throughout the home the artwork is reminiscent of her New England roots, including a painting of a frigate in Art's den and a watercolor of Marblehead Harbor in a hallway.

"Light is important to me, all around the room," Jean said, pointing to the three-candle lights sitting on each window sill in the family room. As one enters the house, the three-light candelabras are in each front window.

The house tour goes well beyond the public rooms on the first floor, continuing up to the four bedrooms and four bathrooms above. Jean pointed to the skylights in the hallway,

The 28th Annual Los Altos
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It makes a difference where you buy your tree!
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Opening Day — Friday, November 28 • 10:00am-5:00pm

When you purchase a tree, the following is donated to your PTA:
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- All trees shaken and netted.
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What: Christmas at Our House holiday home tour

When: Twilight Tour & Gala Preview Party, Thursday, Dec. 4, 4-10 p.m.; Home Tour & Christmas Boutique, Friday-Saturday, Dec. 5-6, 10 a.m.-3 p.m.; Festive Winter Luncheon Buffet, Friday-Saturday, Dec. 5-6, 11 a.m.-2 p.m.

Where: Three homes in Los Altos and Los Altos Hills; preview party and luncheon buffets at Saint William's Catholic Church Event Center, 611 S. El Monte Ave., Los Altos

Cost: Preview party \$125; home tour \$45; luncheon \$30

Info: Go to sfhs.com or call 650-968-1213, ext. 701.

► See **GOOD CAUSE**, page 10

CASTRO

► Continued from page 5

leap of faith and move forward.”

Board member Phil Palmer, who said he was not sure he could support splitting the school at a previous board meeting, said he now feels that there is overwhelming support by the Castro community to go ahead with the creation of two schools, and that the district has to try something new if it wants to change student performance.

“There’s an old saying that the definition of insanity is continuing to do the same thing and expecting different results. Let’s do something different,” Palmer said.

Board member Chris Chiang voted in favor of the proposal, despite voicing serious reservations about approving the recommendation unless the district was willing to commit money to improving the traditional program. In previous board meetings, Chiang said millions of dollars would likely be needed to turn things around.

In a last-minute addition to the motion, Chiang proposed that the district commit an extra \$25,000 for the traditional program at Castro in order to send a team of staff to study successful school models in low-income Latino communities across the country for ideas and inspiration on how to run the new traditional program school.

A report by the task force found 90 percent of the students in the traditional program are considered English-language learners and from a low socioeconomic background. Members of the task force argued that by splitting the two programs up, the district could better address the needs of the under-performing students in the traditional program.

Castro Principal Terri Lambert will take the role as principal of the traditional program school, and Assistant Principal Marcela Simoes deCarvalho will be principal of the DI school.



Castro Elementary kindergarten students from Dual Immersion and the tradition program help with a reading of “The Three Little Pigs” in Iris Morales’ classroom Nov. 24.

MICHELLE LE

A shift in board sentiment

The decision by the board was at odds with the comments from parents and community leaders at the Nov. 6 board meeting, who cast doubt on the split, saying the proposal did not consider feedback from a large group of Castro parents that were discouraged from speaking out against the plan.

That meeting, held at Castro Elementary, brought more than 50 people, most of whom commented in Spanish through a translator and opposed or questioned the proposed split. Parents said they felt lied to by the district, and were not included in the discussion on how to best address the needs of the students in both programs.

By the end of the meeting, three of the five board member said they would not support splitting Castro into two schools.

But comments made by parents at the Nov. 20 meeting overwhelmingly supported the proposal, and may have convinced board members that the Castro community was behind the district’s recommendation.

Rosario Acosta, a Castro parent and member of the task force, said she supports the proposal, and explained that it was a hard decision to make. Speaking in Spanish, she told the board that she had to face a

lot of internal conflict between her love for the multicultural experience at Castro versus the potential opportunities to increase the quality of education of the school’s programs.

In talking to other Latino parents, Acosta said she heard a lot of concerns about how successful Castro students would be going into middle and high school. She said she believes dividing the school will allow the district to better focus on the very different needs of both programs, but also urged the board not to forget about the English learners in the dual immersion program.

Sarah Livnat, parent member of the task force and president of the Castro PTA, said it’s been an emotional two weeks deciding what to do with Castro, but it’s been good to see more involvement in the community. She said more people have come to understand how splitting the schools will “pave” the way for academic improvement, and urged that the Castro community stay involved in future planning for the school.

“I think as a community we really have a lot to add to this process,” Livnat said.

Ernesto Nassau, the Castro school and community engagement facilitator, said most of the Castro community supports the two-school solution, and that the school board needs to approve the restructuring pro-

posal — and soon.

“There is an urgency in this matter, and we have a lot of work to do,” Nassau said.

Superintendent Craig Goldman made a strongly worded case for the two-school solution, and defended the task force for its hard work and attempts to solicit input from everyone. Goldman asked that the board respect the fact that the Castro restructuring task force ‘did it right’ by building a diverse team of teachers and parents from both the Castro programs, and received extensive input from teachers and community members.

“They rolled up their sleeves, they dug deep to review the data and research (and) met regularly amongst themselves,” he said.

Goldman said the board heard from “a few naysayers” at the Nov. 6 board meeting who claimed to speak for a larger group of Castro parents who are afraid to speak out, but that their sentiment was not reflective of the larger Castro community.

“I know from personal experience that if the Castro community doesn’t like a district proposal, they know how to speak for themselves,” Goldman said. “There is overwhelming support for the task force recommendation.”

Earlier this year, the district had to back off plans to move the DI program from Castro to

the Slater school campus after it faced sharp opposition from Castro parents. At a public meeting at Castro in February, parents showed up in full force urging the Goldman not to take the DI program away from the Castro community.

A district-wide problem?

Though board member Steve Nelson voted in favor of the recommendation, he urged to district to broaden its focus and look to improve student achievement at all the other schools. At the board meeting, Nelson pointed to standardized test scores to show that economically disadvantaged students don’t just perform poorly at Castro, but across the entire district.

Nelson called the decision to provide resources to Castro and not other schools “inequitable,” “I hope this board gets to the point where it talks about things district-wide rather than one school at a time,” Nelson said.

Chiang responded to Nelson’s call for a district-wide initiative to close student achievement at the Oct. 23 board meeting, saying it would be prudent to show that the district can improve performance and narrow the achievement gap.

“If we can prove this can work, we can do it at other schools, and people in the community will help us because we’ve proven that we can do it,” Chiang said.

However Chiang did push for a broad look at student achievement gaps, particularly for Latino students. After the board approved the Castro split, Chiang suggested that the board look into forming a district committee to look explicitly at ways to improve Latino achievement. He cited Palo Alto Unified School District, which established a 22-member advisory committee Tuesday to address the achievement gap between Latino students and their peers.

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Online City Council coverage

Due to the Thanksgiving holiday, the *Voice* went to press prior to the Mountain View City Council meeting on Tuesday night. News from the meeting will be posted online Wednesday, Nov. 26, at mv-voice.com. At Tuesday's meeting, the City Council is expected to come to a decision on the North Bayshore precise plan. The plan for future development of the area where Google has its campus includes no housing, despite an apparent mandate from voters in November's City Council election, when three new council members supporting housing in North Bayshore were elected.



COURTESY OF ST. JOSEPH SCHOOL

SHARING THE HARVEST

Sixth-grade students at St. Joseph School in Mountain View harvested produce from the school's community garden to donate to Community Services Agency. The school's eighth-graders organize an annual Thanksgiving food drive to benefit the agency and the needy local residents it serves. Last year, students gathered half a ton of donated food, and they aim to collect a full ton of food this year.



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MICHELLE LE

Angelica Centaurio, 10, speaks to people gathered for a rally on immigration reform outside Mountain View City Hall on Nov. 21.

RALLY

► Continued from page 1

The sweeping order is temporary, but provides “deferred action” protections for undocumented parents of children who are United States citizens.

The group of about two dozen people met in downtown Mountain View and chanted, “We belong together, we belong together,” referring to current immigration laws that deport undocumented parents of American children and prevent families from being reunited.

“We belong together! Fathers, mothers and children, black, brown and white,” said Maria Marroquin, director of the Mountain View Day Worker Center.

Obama’s executive order, which he signed Nov. 21 in Las Vegas, also expands upon the deferred action he enacted for young people brought to the U.S. illegally, known as DREAMers.

The executive orders mean temporary relief from fear of deportation for Mountain View High School graduate Jose Antonio Vargas, who, at 32, was one year too old to qualify for deferred action. Vargas is the Pulitzer Prize-winning journalist who became famous for coming out as an undocumented immigrant after working for the nation’s top newspapers with fake documents. He was brought to the United States from the Philippines at age 12 and hasn’t been able to leave the country to see his mother ever since.

“With the president’s executive order I now get a work permit, hopefully a drivers license, and I actually called my mother a few minutes ago, I think I’m going to get a chance to see her,” Vargas told Bill O’Reilly on his TV show last week.

“While this step to ensure we

can live with less fear is wonderful, the real shift cannot happen with any piece of legislation — it must come from a shift in culture. It must come from responsible journalism and a change in the way we view immigrants as a nation,” said Vargas on Thursday in a statement posted by Define American, the nonprofit he founded to educate the public about immigration issues.

At the rally, Marroquin said, “We want to emphasize that this is not enough, but a step in the right direction.”

She referred to efforts to call attention to the need for immigration reforms, including her 12 day-fast last year. “We are happy. This is what we achieved through many years of work.”

“(Protections for) 5 million, that’s pretty good, but we deserve more, we deserve (protections for) every single one,” said Mountain View community activist Elena Pacheco.

The U.S. is still going to be deporting 2,000 or more people per month, said Day Worker Center volunteer Christine Chatwell. She and others put the blame on the president for not taking more executive action to stop the deportations.

“I am excited for everyone here and what this means for everyone being treated with respect,” Mountain View resident Dan Bradford told the crowd at the rally.

“What Obama did is what he could,” said resident David Arnone.

“I think everyone should be documented,” said a middle-schooler named Angelica. “It’s not fair for kids whose parents go away for a long time” because of deportation, she said. “That scars them.”

Obama’s order refocus immigration enforcement on undocu-

mented immigrants who have criminal records. “Undocumented immigrants who contribute to society and are otherwise law-abiding will not be targets of deportation,” said Congresswoman Anna Eshoo in a statement.

Marroquin expressed concern that those who have been convicted of minor crimes would still be targets of deportation. She noted the example of someone who served a sentence for driving under the influence, but could now be deported for it. “It’s like being punished twice, it’s not fair,” Marroquin said.

“Creating categories for those who deserve (protection), and those who don’t, is always bad,” she said.

As for Silicon Valley’s immigrant workers in the tech industry, Eshoo noted that Obama’s executive action will allow high-tech visa holders to switch jobs while waiting for a green card and allow spouses of high-tech visa holders to seek jobs for the first time. She added that the president isn’t legally able to raise a cap on the number of high-tech visas issued each year.

Eshoo praised the executive action in a statement.

“Using his Constitutional authority, as has every president since Dwight Eisenhower, the president announced a series of executive actions to improve our country’s broken immigration system,” Eshoo said. “I welcome his actions even though they are partial due to constraints of the law regarding executive action.

“It is unfortunate that Speaker (John) Boehner has refused to allow the bipartisan Senate immigration bill to the floor of the House. No executive action would have been needed if he had allowed the full House to express its will on a simple up or down vote.” ■

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VERONICA WEBER

Inside, a festive table beckons holiday diners.

GOOD CAUSE

► Continued from page 6

which break up the “bowling alley” feel. In various niches, one can spot carolers under a lit lamplight or wooden trees that can be moved around by the grandchildren to create a forest for the birds and other critters to scamper through.

Each room has its own holiday decor: In the downstairs master bedroom three pinecone trees surround a deer with birch-candle antlers; an upstairs bedroom will be filled with teddy bears; another has a nautical theme.

The tour finishes in the basement, with a bedroom suite and University of Oregon-themed game room that contains both ping-pong and pool tables. That room will host the Santa’s Workshop auction.

Two other homes will be on the tour, including:

- a Colonial, 5,300-square-

foot home in Los Altos Hills on nearly 2 acres. Don’t miss the Mark Roberts Christmas Fairies in the entry, as well as the family collection of ivory, gold and silver ornaments — and the bird accents throughout the home;

■ a “Classic with a Twist” New England Colonial, single-level home with a guest house on more than an acre in Los Altos Hills. Notable is the artwork — including Tor Archer’s “Out of Nature” bronze — heightened ceilings and natural light.

Besides the home tour, preview party and luncheons, the annual fundraiser hosted by the Saint Francis High School Women’s Club will offer two drawings — Joe Escobar Diamonds Showcase (tickets are \$25 each or five for \$100) and Santa’s Workshop (five tickets for \$20). Tickets are on sale through Dec. 3.

Email Carol Blitzer at cblitzer@paweekly.com.



COURTESY CINDY CASTILLO

Cindy Castillo is a volunteer mentor to high school student Jocelyn Trujillo through the Mentor Tutor Connections program, a local nonprofit supported by the Voice’s Holiday Fund.

COMMUNITY BRIEF

HOLIDAY TRAIN

Caltrain’s annual holiday train will be pulling into Mountain View on Saturday, Dec. 6. Festivities at the station include a performance by the Peninsula, an a cappella men’s chorus and member of the Barbershop Harmony Society.

The decorated train is scheduled to pull in at 6:55 p.m. for a 20-minute stopover, with additional performances by the Salvation Army band, and a chance to greet Santa, Mrs. Claus and Frosty the Snowman.

Food trucks will be onsite, in case revelers feel peckish, and representatives from the Salvation

Army and the U.S. Marine Corps Reserve Toys for Tots program will be at every station to collect new, unwrapped toy donations.

The train departs from San Francisco at 4 p.m. on Saturday and Sunday, Dec. 6 and 7, making different stops along the way. A full schedule of the Holiday Train’s stops are online at caltrain.com.

The Holiday Train is sponsored by the Silicon Valley Community Foundation and a number of Bay Area businesses that contribute to everything from lights to costumes, according to Caltrain spokeswoman Christine Dunn.

—Andrea Gemmet

HOLIDAY FUND

► Continued from page 5

and working a full-time job at Nob Hill Foods is a lot of responsibility, yet Trujillo said she knows her work will pay off.

“While I am working, I am thinking that I am going to need the money while in college. I have known many people who have dropped out but I want to finish. I want to go to college,” said Trujillo.

The organization provides volunteer mentors at Mountain View, Los Altos and Alta Vista

high schools in the Mountain View-Los Altos district. Mentors are expected to meet with students weekly for the duration of the year, but Castillo and Trujillo have developed an especially close bond.

“The key ingredient is to have a positive adult outside of your family who cares about you,” Castillo said.

They have studied for Trujillo’s driver’s test together and gone on field trips to Half Moon Bay and the Monterey Bay Aquarium. Trujillo occasionally texts Castillo when she needs a ride to work.

“I think she knows that I’ve got her back. Jocelyn has had to grow up quickly at a young age. I really admire that she is as sweet and hard-working as she is,” said Castillo.

Mentor Tutor Connection has enabled the pair, as well as many others, to form a relationship that will continue to impact the lives of both the mentors and the mentees for years to come. That’s one of the reasons Mentor Tutor Connections is one of the local nonprofits serving the Mountain View community that benefit from donations to the Voice’s annual Holiday Fund.

Trujillo said she plans to graduate from Alta Vista sometime this winter, with Castillo by her side, and then attend De Anza Community College.

“I want to be a lawyer. I’ve wanted to be a lawyer since I was a little girl. People tell me it’s a lot of school but I know I can do it. I want to work on immigration and make a change,” she said.

Email Madeleine Gerson at mgeron@mv-voice.com

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Holiday Fund

How to Give

Your gift helps children and families in need

Contributions to the Holiday Fund will be matched dollar for dollar to the extent possible and will go directly to the nonprofit agencies that serve Mountain View residents. Last year, more than 150 Voice readers and the Wakerly, the William and Flora Hewlett and the David and Lucile Packard foundations contributed more than \$115,000, or more than \$16,000 each for the nonprofit agencies supported by the Voice Holiday Fund. We are indebted to the Silicon Valley Community Foundation which handles all donations, and deducts no administrative costs from your gifts, which are tax-deductible as permitted by law. All donations will be shared equally with the seven recipient agencies.

This year, the following agencies will be supported by the Holiday Fund:

Day Worker Center

The Day Worker Center of Mountain View provides a secure place for workers and employers to negotiate wages and work conditions. It serves an average of 60 workers a day with job placements, English lessons, job skills workshops or guidance.

Mentor Tutor Connection

Mentor Tutor Connection matches adult volunteer mentors with at-risk youth in the Mountain View, Los Altos and the Los Altos Hills area and offers tutoring to many students, including some in high school and beyond.

Community School of Music and Arts

The Community School of Music and Arts provides hands-on art and music education in the classrooms of the Mountain View Whisman School District. Nearly 45 percent of the students are socio-economically disadvantaged, and 28 percent have limited English proficiency.

Mountain View RotaCare Clinic

The RotaCare Free Clinic provides uninsured local residents with primary care and many specialty care services. The clinic is frequently the last resort for this underserved demographic group.

YWCA Support Network for Domestic Violence

This group operates a 24-hour bilingual hotline and a safe shelter for women and their children. It also offers counseling and other services for families dealing with domestic violence.

Community Services Agency

CSA is the community's safety-net providing critical support services for low-income individuals and families, the homeless and seniors in northern Santa Clara County, including Mountain View, Los Altos and Los Altos Hills.

Community Health Awareness Council

CHAC serves Mountain View, Los Altos, Los Altos Hills and seven school districts. Among other things, it offers school-based programs to protect students from high-risk behaviors, such as drug and alcohol abuse.

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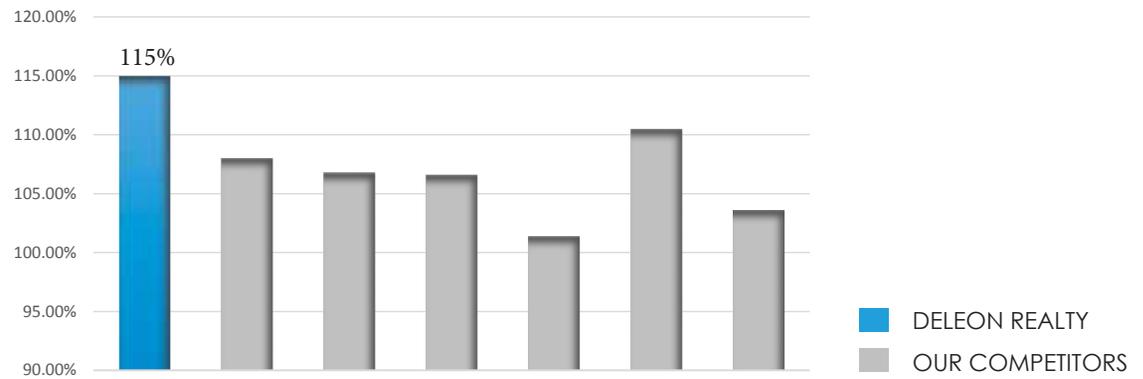
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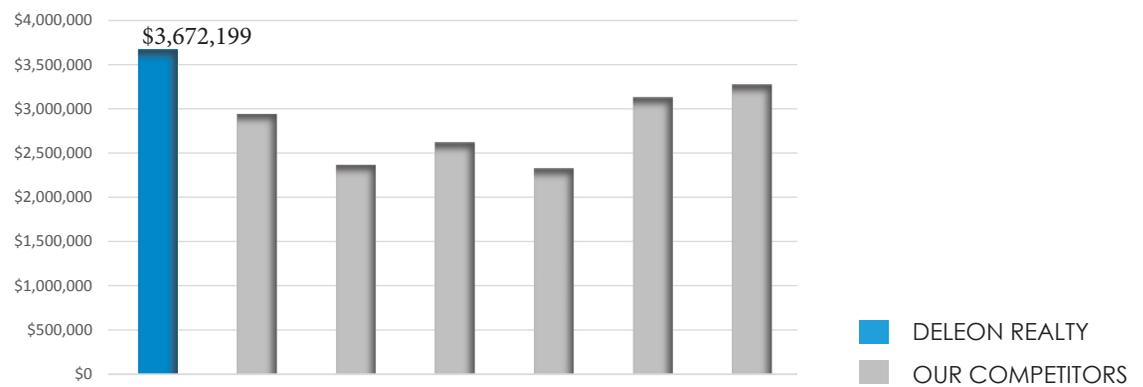
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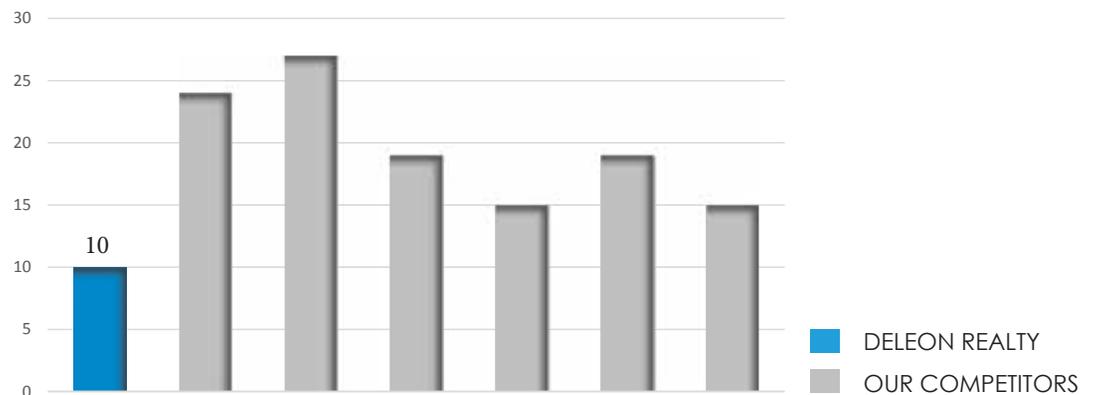
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HOUSING

▶ Continued from page 1

\$50,950 and \$71,300. The city has set rents for these units at \$1,223 for a one-bedroom apartment, \$1,377 for a two-bedroom, and \$1,528 for a three-bedroom. The city recently approved a project at 819 North Rengstorff of 48 studio apartments for individuals earning between \$21,000 and \$33,000 a year.

The largest amount of new affordable housing funds could come from new office development. The “housing impact fee” for office, high-tech and industrial space could go from \$10.26 per square foot to between \$20 and \$25 per square foot. If applied to the 3.4 million square feet of new building considered for the area around Google headquarters in the North Bayshore precise plan — expected to make room for as many as 20,000 employees — that would mean an increase from \$34 million (at \$10 a square foot) to \$85 million (at \$25 a square foot).

What would \$85 million buy in terms of affordable housing in Mountain View? City staff reported in October that by applying \$35 million in such fees to various projects, the city has seen the construction of 351 affordable homes in the last 10 years for working people, seniors, families and people with disabilities. But the city also used \$61 million in state and federal funds, sources that have since been heavily cut.

To put that all together, the city could see office development for 20,000 new employees in North Bayshore and raise funds for fewer than 1,000 affordable homes under the fee hike being considered for office development. Studies by the city of San Francisco and University of California at Berkeley have concluded that with the addition of every tech job in Silicon Valley, several low-wage jobs also are created.

While there is growing concern about unrestrained job and office growth driving up housing prices and and commuter traffic — a problem that has recurred during every Silicon Valley economic boom for decades — some City Council members seem to believe that Mountain View needs to remain competitive with other cities in attracting office growth, and are reluctant to have higher-than-average fees.

Palo Alto’s \$19.31-per-square-foot fee on office development is the highest such fee of any nearby city. A 2012 “nexus study” said Mountain View could justify raising the fee on office development as high as \$59.31 per square foot (which would bring in \$201 million from North Bayshore’s 3.4 million square feet).

Then there are the fees on housing development. City staff say Mountain View’s affordable housing fees charged to residential development are the lowest among cities in the area. The City Council is interested in raising affordable housing fees charged to ownership housing from 3 percent to 4 percent. The fee is now the “lowest of our neighboring cities,” city staff report. The highest such fee in a neighboring city is 12.5 percent.

Mountain View’s affordable housing fee charged to apartment development of \$10.26 per square foot could go to \$15. Other neighboring cities charge \$15 to \$26.70 per habitable square foot.

‘Mountain View has a housing crisis caused by the jobs-housing imbalance.’

JEREMY HOFFMAN

“I am in favor of all 3 proposed increases,” resident Serge Bonte wrote on the city website. “For residential, increasing the in-lieu fees will hopefully make providing affordable units more advantageous than paying the fees,” he said, referring to how the city requires the fees only if housing developers decide not to include building a certain percentage of affordable homes in their projects. Affordable housing advocates have complained for many years that the fees are so low that housing developers often decide to pay the fees instead of building affordable units.

Who should pay for affordable housing?

That the market sets the price of a new home in Mountain View would seem like common sense, but this has been the subject of debate during discussions about charging the fees to housing developers. Council member Margaret-Abe-Koga says the fees are passed onto home buyers through increased prices, but others disagree. They say that the market sets the price, and the fees are effectively paid for by the developer or the previous landowners through lower land values, as the developer always makes sure to he’ll make a decent profit.

One comment suggested that homeowners pay for affordable housing through a new “parcel tax, voted on by everyone.” A city survey found that such a ballot measure would be unlikely to pass.

The real consequence of charging the cost of affordable housing to developers of market-

rate housing is that it can be a restriction on housing growth, and restrictions on supply clearly drive up prices, says San Jose State University economics professor and former mayor Tom Means, who posted a long response on the city website.

Hoffman, a young Google employee, had a similar view. He opposes new fees on housing development, and called on the city to raise the housing impact fees on office development instead, as the city can afford to discourage office growth.

“Mountain View has a housing crisis caused by the jobs-housing imbalance,” Hoffman wrote. “The gap between demand and supply has caused skyrocketing increases in housing costs and creates ‘winners’ and ‘losers.’ It reduces the diversity of our community, displaces established members of the community, robs the younger generations of opportunities to join the community, and increases traffic and greenhouse gas emissions from forcing people to have long commutes.”

He called subsidized housing a “useful tool” but “fundamentally a lottery, not a rising tide that lifts all boats.”

Email Daniel DeBolt at ddebolt@mv-voice.com

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COLADONATO

▶ Continued from page 1

results show Coladonato with a 100-vote lead over Palmer.

Palmer was not immediately available for comment.

Coladonato will join the board on Dec. 11, where he will be sworn in at the beginning of the regularly scheduled board meeting. Normally the district does this on the first Friday of December, but the close election, in combination with the slow pace of election results from the county, pushed the date back.

Coladonato will be joining the board as the district searches for a new superintendent to replace Craig Goldman, who announced his resignation and is leaving Dec. 31. The timing isn't perfect — Coladonato will miss most of the discussion on how to select a new interim superintendent — but the search and discussion on a new permanent superintendent hasn't started yet.

Board members are also looking to do a self-evaluation in January to discuss the board's performance and how to ensure "effective governance" of the district in the future. The self-evaluation was originally scheduled for the Nov. 20 board meeting, but member Ellen Wheeler advised that the board wait until the new member has been sworn in.

Coladonato said he's interested in giving his opinion on the

board's performance from his own outside perspective coming onto the board, and said board members should be using self-evaluations more often to assess whether or not they accomplished their goals — preferably every year and at the end of the school year.

"Everything else is on a school year," Coladonato said. "Our goals should be developed in late spring so that over the summer we can prepare for the beginning of school."

Though the district unanimously approved the decision to turn Castro elementary into two schools prior to Coladonato's joining the board, he said he also would have voted for the decision. He said having the two very different programs at Castro, the Dual Immersion Spanish program and the traditional program, is difficult, and both programs stand to benefit from the split.

He said one thing he would have brought up more is the district's expectation for both Castro schools to enroll 450 students each, which he said would bring up Castro enrollment by nearly 200 and would have an effect on district-wide enrollment.

"Splitting the school shouldn't have an effect on the district, but taking in more students would," Coladonato said.

Email Kevin Forestieri at kforestieri@mv-voice.com

BLACK CARBON

▶ Continued from page 5

GO3, which loans out the devices for two weeks at a time. Project GO3 used to focus on just Colorado schools, but has since branched out to middle schools, high schools and universities across the country, according to GO3 project coordinator Kali Basman.

The goal of the project, Basman said, is to give schools a hands-on education project that focuses on STEM and lets students collect air quality data and learn how to parse and understand it for themselves. Basman referred to the project as "citizen science," where the data is crowd-sourced and done by the average person.

"Citizen science empowers the layperson with really sophisticated, quality data that they can use to make their own decisions and understanding as to how pollutants are effecting the community," Basman said.

Jessica Hatz, another project coordinator with Project GO3, said giving students the power to record scientific data on their own allows them to take on environmental ills, and that some people have used the program to record pollutants near hydraulic

fracturing (fracking) sites mined for natural gas. She said there's a sense of environmental justice in allowing the average person to find out what's going on nearby.

The nonprofit program kicked off with funding from the National Institutes of Health because the substances students are looking at — ozone and black carbon — are known to have prevalent health effects including respiratory and cardiovascular illnesses. Basman said the project is applying for a grant that would bump up the number of measurement equipment they have from 10 sets to 1,000 to grow their network.

Right now schools have to compete with other schools to get into the program, but returning schools like Alta Vista have priority. Wernette said she would be interested in doing the project again and include more than just treks around the neighborhood, including experiments to see what kind of cars produce more black carbon than others.

"Students wanted to see how much carbon their cars give off, so we had kids start up their cars and measured how much they produced," Wernette said. "Next time I'd like to do more experiments like that." ■



19th Annual HOLIDAY MEMORIAL CELEBRATION *Tree of Life*

THURSDAY, DECEMBER 4 AT 7:00 P.M.

Each year, for the past 19 years, we have gathered to remember friends and family who are missed during the holidays. We place their names on one of the "Trees of Life," and remember them. We have 4 celebrants who speak of their own experiences.

We welcome all to this celebration, and would like to invite you and your family and friends. If you have a name you would like to see on our Tree of Life, call us at (650) 968-4453, or email us at cusimanocolonial@sbcglobal.net, or come by and see us.

It's a nice night for families and friends to be together; we invite you to be with us.

Light Refreshments will be served afterwards. There is no admission charge, but please RSVP at (650) 968-4453 so we can have an attendance count.

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■ WHAT'S YOUR VIEW?

All views must include a home address and contact phone number. Published letters will also appear on the web site, www.MountainViewOnline.com, and occasionally on the Town Square forum.

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Call the Viewpoint desk at 223-6528

■ EDITORIAL THE OPINION OF THE VOICE

Fee hike for affordable housing an important step

The City Council is poised to act next month on raising the city's developer fees for "affordable" housing, and residents are being asked for their views on the options now under consideration. Whereas little debate should be needed to support a sharp increase in fees for developers of office, high-tech and industrial space, the options involving higher fees for housing developers are a bit trickier for those concerned with unintended consequences.

Behind the fee-setting discussion is Mountain View's intensifying housing shortage, which is driving up costs to stunning levels and pricing middle- and lower-income residents — even some who have lived here for decades — out of the community.

The council, which has been criticized for not making enough of an effort to encourage more housing development through zoning policy, is turning to the city's fee structure as a tool to help mitigate the crisis. Although raising developer fees would be only part of the solution, it's an encouraging step in the right direction. In a county where, according to a 2013 report, government funds available for affordable housing dropped 64 percent in the prior five years, developer fees have become ever more important.

Options the council will discuss and possibly act on at its Dec. 16 meeting include raising the housing impact fee for office, high-tech and industrial space from \$10.26 per square foot to between \$20 and \$25 per square foot. The proposed new level is nowhere near the \$59-plus level determined to be the maximum justifiable fee in the Jobs Housing Nexus Study commissioned by the city. Given the extreme jobs-housing

imbalance in this city, doubling this fee for developers creating more space for jobs is logical, fair and necessary.

Proposals to increase fees for developers of housing have caused understandable concerns that such a move could drive housing costs up even higher as developers pass the costs along to buyers. But at this point, the city's residential development fees for affordable housing are the lowest among cities in the area, and considering the pressing need for subsidized housing, which enables teachers, artists, service workers and other middle- to low-income people to live in our community, it is inconceivable that the City Council would allow the fees to remain at the bottom.

Residential developers have been all too willing to pay the low fee in lieu of fitting affordable units into their projects. Raising the fees for both new-ownership housing and rental housing is likely to increase developers' incentive to incorporate affordable houses into projects that would otherwise be out of reach to anyone but the wealthy.

We support the increase of fees in all categories under the council's consideration. We recognize, however, that there are reasonable arguments to justify setting fees on residential developers at a lower level than what is under consideration, although we believe they should be increased from the current level.

Residents may give their views on the matter by going to mountainview.gov and using the new "Open City Hall" tool. You have until Dec. 1. Let your voices be heard.

■ LETTERS

VOICES FROM THE COMMUNITY

THANKSGIVING REFLECTIONS

Thank you Margaret Abekoga, Ronit Bryant and Jac Siegel for your eight years of unwavering dedication and service to the city of Mountain View. Your experience, knowledge and skills are such a big part of the benefits the community enjoys today. Thank you to the City Council team for:

■ Passing the minimum wage (\$10.40/hour).

■ Your ongoing request for below market/affordable housing to be included in many of the projects you have reviewed.

■ Your commitment to smart growth by planning multi-use developments near transportation.

■ Continuing to request transit passes or a comparable contribution to encourage residents to use alternative transportation.

■ Your commitment to the goal of 45 percent of single occu-

pant vehicles (SOV) entering the North Bayshore area.

■ Initiating and support of the Transportation Management Agency in partnership with our businesses to tackle some of our transportation issues.

■ Continuing to partner with our businesses to identify opportunities for public/private solutions for common issues.

■ Supporting the studies on safe bicycle and pedestrian alternatives to construct the best infrastructure for all of us.

■ Working with our school districts in an effort to find a suitable location for additional facilities.

■ Your support of the study of the Community Choice Aggregation to help us to better understand alternative choices of energy.

■ Your ongoing support to provide education and support to help us conserve water.

■ Your continuing support of the Citizens Emergency

Response Team to ensure we have trained leaders to help us in case of an emergency.

■ Identifying some of our parks where our dogs can run off leash.

■ Contributing to our employee pensions.

■ Balancing the budget.

■ Dedicating the new Teen Center (View) in support of our youth.

For all of these contributions and many others too numerous to list, I am truly grateful.

Margaret Capriles
Tulane Drive



Holiday cheer

CONCERTS AND GATHERINGS TO MAKE SPIRITS BRIGHT

by Elizabeth Schwyzer

As temperatures drop, the days grow shorter and the nights longer, it's harder to rely on sunshine for warmth and light. Instead, it's the time of year for drawing together to generate our own brilliance. There's no better way to celebrate the season than by gathering to enjoy live music, dance and theater: our most radiant expressions of what it means to be human.

This holiday season, Midpeninsula communities offer up a bounty of performing-arts events to warm hearts and make spirits bright. Read on for some of the best and most beloved shows on the calendar, and get ready for some joyous celebrations.

Pacific Ballet Academy's 'Nutcracker'

Now in its 24th year, the Pacific Ballet Academy's "Nutcracker" is an annual holiday favorite. Students of all ages and levels rehearse for months to prepare for the performance. The huge cast this year features special guests Tom Means and John Inks — both former mayors of Mountain View — as well as professional soloists.

Where: Mountain View Center for the Performing Arts, 500 Castro St.

When: Friday, Nov. 28-Saturday, Nov. 29, at 1 and 6 p.m.; Sunday, Nov. 30, at 12:30 and 4 p.m.

Cost: \$26-\$30

Info: Go to mvcpa.com or call 650-903-6000.

TheatreWorks' 'Peter and the Starcatcher'

Billed as a "whimsical, swashbuckling prequel to Peter Pan," this musical production is based on the best-selling novel by Dave Barry and Ridley Pearson. On the high seas, the young heroes and heroines encounter pirates, shipwrecks, mermaids and magic. You might even find out how Peter Pan learned to fly.

Where: Lucie Stern Theatre, 1305 Middlefield Road, Palo Alto

When: Wednesday, Dec. 3-Saturday, Jan. 3; Tuesdays and Wednesdays, at 7:30 p.m., Thursdays and Fridays, at 8 p.m., Saturdays, at 2 and 8 p.m. and Sundays, at 2 and 7 p.m., with a special holiday schedule Dec. 22-28.

Cost: \$19-\$74

Info: Go to theatreworks.org or call 650-463-1960.

CHARLES DYE

Pacific Ballet's "Nutcracker."

Western Ballet's 'Nutcracker'

Under the artistic direction of former San Francisco Ballet soloist Alexi Zubiria, Western Ballet offers up a classical rendition of this Christmas favorite. Rumor has it the youngest audience members will spend intermission doing their best Sugar Plum Fairy impressions in the lobby. Each performance is followed by a sweet tea reception.

Where: Mountain View Center for the Performing Arts, 500 Castro St.
When: Friday, Dec. 5, at 7 p.m. and Saturday, Dec. 6, at 1 and 7 p.m.
Cost: \$25-\$30
Info: Go to mvcpa.com or call 650-903-6000.



SIMON GERRATY

Jennifer Peterson dancing the role of Clara in Western Ballet's "Nutcracker."

Where: Palo Alto Art Center, 1313 Newell Road
When: Sunday, Dec. 7, 2-4 p.m.
Cost: Free
Info: Go to tinyurl.com/lh7vo4x or call 650-329-2366.

Ragazzi Boys Chorus' 'Wintersong'

From Edward Elgar's "The Snow" to Disney's "Frozen," the Ragazzi Boys Chorus brings songs old and new to this vocal celebration of winter. The family-friendly concert features more than 100 boys and young men age 7 to 18. "Wintersong" opens with a meditative rendition of "Alleluia" and closes with a rousing sing-along of traditional Christmas carols including "Silent Night" and "Away in a Manger."

Where: Messiah Lutheran Church, 1835 Valota Road, Redwood City
When: Sunday, Dec. 7, at 5 p.m.
Cost: \$10-\$30
Info: Go to ragazzi.org or call 650-342-8785.

Schola Cantorum's 'Joyeux Noël' and Messiah Sing-Along

Francophiles will flock to this classical choir's French twist on the holidays. Schola Cantorum's "Joyeux Noël" features Marc-Antoine Charpentier's "Midnight Mass for Christmas," as well as popular carols with a French flavor. The choir of 90 voices will be accompanied by a live orchestra: the Sinfonia Schola Cantorum. One week later, the group will present its annual Messiah Sing-Along.

Where: Mountain View Center for the Performing Arts, 500 Castro St.
When: Joyeux Noël: Sunday, Dec. 7, at 3 p.m.; Messiah Sing-Along: Monday, Dec. 15, at 7:30 p.m.
Cost: \$18-\$30
Info: Go to mvcpa.com or call 650-903-6000.

Smuin Ballet's 'Uncorked: The Christmas Ballet'

Whether you like your ballet classical or contemporary,

Smuin's "Uncorked" promises to please every palette. The show begins with traditional toe shoes and tutus, then lets down its hair with a post-intermission collection of fresh, playful works that capture the holiday spirit.

Where: Mountain View Center for the Performing Arts, 500 Castro St.
When: Wednesday, Dec. 10-Sunday, Dec. 14; Wednesday-Friday at 8 p.m.; Saturday at 2 and 8 p.m.; Sunday at 2 p.m.
Cost: \$23-\$71
Info: Go to mvcpa.com or call 650-903-6000.

Pacific Youth Theatre's 'The Latke Who Couldn't Stop Screaming'

What is a latke, and why is it screaming? These questions and many more will be answered in this world premiere production, based on the beloved children's book by Lemony Snicket. The show stars Pacific Youth Theatre's teen actors, who will stay after the performance for an audience talk-back.

Where: Mountain View Center for the Performing Arts, 500 Castro St.
When: Friday, Dec. 12, at 9:30 and 11 a.m. and 7:30 p.m.; Saturday, Dec. 13, at 11:30 a.m. and 1:30 p.m.
Cost: \$10-\$12
Info: Go to mvcpa.com or call 650-903-6000.

Dance Connection's 'Nutcracker'

Dance Connection Palo Alto, along with the studio's youth ensemble, presents its 16th annual "Nutcracker." Ballet dancers age 7 and up audition to take part in the holiday production, which will have four performances danced by two separate casts. This year, Kennedy Herron and Kim Li share the role of Clara, with Julian Moran and Josh Wilson as the Nutcracker Prince.

Where: Spangenberg Theatre, Gunn
 ▶ See **HOLIDAY CHEER**, page 18

Peninsula Women's Chorus' 'Portal to the Season'

Founded in 1966, this 50-voice female choir has toured internationally and brought challenging choral music to area audiences for nearly half a century. Their "Portal to the Season" features the hauntingly beautiful "Nigra Sum" by Catalan composer Pablo Casals and the tightly woven harmonies of Joshua Himes' "There is no Rose." A sing-along follows the Dec. 13 performance.

Where: Saint Mark's Episcopal Church, 600 Colorado Ave., Palo Alto, and Valley Presbyterian Church, 945 Portola Road, Portola Valley
When: Saturdays, Dec. 6 and 13, at 2:30 p.m. in Palo Alto; Sunday, Dec. 7, at 7 p.m. in Portola Valley
Cost: \$10-\$30
Info: Go to pwchorus.org.

'Sing and Play the Bing'

For those who can't get enough of the Women's Chorus, there's another chance to catch them at this free event on the Stanford campus. Now in its third year, "Sing and Play the Bing" celebrates the cultural diversity of the Silicon Valley. The 2014 lineup showcases the choir alongside San Jose's Chinese Performing Arts of America and members of Tezkatlipoka Aztec Dance and Drum.

Where: Bing Concert Hall, 327 Lasuen St., Stanford
When: Saturday, Dec. 6, at 7:30 p.m.
Cost: Free; tickets available at the door
Info: Go to live.stanford.edu or call 650-724-2464.

Palo Alto Art Center's Holiday Family Day

Children age 5 and up, along with their families, are invited to this afternoon of holiday-themed art-making and creative activities. Participants young and not so young will also have a chance to interact with Art Center artists-in-residence as they prepare for their January exhibition.

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HOLIDAY CHEER

► Continued from page 17

High School, 780 Arastradero Road, Palo Alto

When: Friday, Dec. 12, at 7 p.m.; Saturday, Dec. 13, at 2 and 7 p.m.; and Sunday, Dec. 14, at 3 p.m.

Cost: \$15-\$27

Info: Go to tickets.shovation.com.

Palo Alto Chamber Orchestra's 'Holiday Extravaganza'

The Palo Alto Chamber Orchestra, along with Pacific Ballet Theatre, presents a concert of favorite holiday music, including excerpts from Tchaikovsky's "Nutcracker" and Handel's "Messiah," featuring soprano soloist Shannette Sulker. The show also includes guitarist Yuri Liberzon playing Beatles tunes and members of PACO's youth ensemble, the SuperStrings Orchestra.

Where: Cubberley Theatre, Cubberley Community Center, 4000 Middlefield Road, Palo Alto

When: Sunday, Dec. 14, at 3 p.m.

Cost: Free, tickets available at the door

Info: Go to pacomusic.org.

Kitka's 'Wintersongs'

Kitka, the critically acclaimed women's vocal ensemble based in Oakland, comes to the Peninsula following an East Coast



LYN FLAIM HEALY/SPOTLIGHT MOMENTS PHOTOGRAPHY

Megan Foreman as "The Latke Who Couldn't Stop Screaming."

tour of "Wintersong," a program of seasonal music from Eastern Europe. The group brings folkloric music of various ethnic and spiritual traditions, and presents songs in both ancient polyphonic styles and innovative new arrangements.

Where: St. Bede's Episcopal Church, 2650 Sand Hill Road, Menlo Park

When: Sunday, Dec. 14, at 4 p.m.

Cost: \$10-\$35

Info: Go to kitka.org or call 510-444-0323.

Oakland Interfaith Gospel Choir's 'South Bay Gospel Concert'

If you like to raise your voice in joyous song, you'll want to join the exuberant crowd at this holiday gospel music concert. Under the direction of Terrance Kelly, the Oakland Interfaith Gospel Choir is a multiracial, multicultural group of singers whose joy in their art form won't be contained. Audience participation is encouraged.

Where: Mountain View Center for the Performing Arts, 500 Castro St.

When: Friday, Dec. 19, at 7:30 p.m.

Cost: \$28-\$36

Info: Go to mvcpa.com or call 650-903-6000.

New Century Chamber Orchestra with the San Francisco Girls Chorus

In their first-ever collaboration, San Francisco's New Century Chamber Orchestra and the city's Girls Chorus present a concert of classical music and traditional carols. Among the works on their program are "Winter" from Vivaldi's "The Four Seasons," John Rutter's "Nativity Carol" and Arcangelo Corelli's Concerto Grosso in G minor, known as the "Christmas Concerto."

Where: First United Methodist Church, 625 Hamilton Ave., Palo Alto

When: Friday, Dec. 19, at 8 p.m.

Cost: \$15-\$61

Info: Go to ncco.org or call 415-392-4400.

Magnificat's 'Cavalli: Venetian Christmas Mass'

The San Francisco Early Music Society presents Magnificat Baroque Ensemble in a performance of Francesco Cavalli's grand and celebratory "Missa concertata," along with Gregorian chant, sacred motets and instrumental works. The performance of 17th-century music incorporates dramatic gestures and passages of "secco recitative": a style of delivery from early Italian opera.

Where: Saint Mark's Episcopal Church, 600 Colorado Ave., Palo Alto

When: Friday, Dec. 19, at 8 p.m.

Cost: \$30-\$35

Info: Go to sfems.org or call 510-528-1725.

Bayer Ballet's 'The Snow Queen'

Mountain View's Bayer Ballet Academy takes a leap away from Nutcracker tradition to tell a different wintertime story: Hans Christian Andersen's "The Snow Queen." When the queen casts a spell on a young boy, his friend sets out to save him, encounter-

ing robbers, crows and dancing icicles along the way. Bayer Ballet students age 3 to pre-professional are trained in the Vaganova method of Russian ballet.

Where: Mountain View Center for the Performing Arts, 500 Castro St.

When: Saturday, Dec. 20, at 5:30 p.m.

and Sunday, Dec. 21, at 2:30 p.m.

Cost: \$30-\$40

Info: Go to mvcpa.com or call 650-903-6000.

California Pops Orchestra's 'Pops Holiday Celebration'

Looking for a chance to wear your best holiday duds (or show off that ugly Christmas sweater)? The California Pops Orchestra welcomes festive attire at its fun-filled holiday concert. The family-friendly performance will feature jazzy holiday suites, sing-along carols and music from the Bing Crosby classic, "White Christmas."

Where: Smithwick Theatre, Foothill College, 12345 El Monte Road, Los Altos Hills

When: Sunday, Dec. 21, at 3 p.m.

Cost: \$15-\$47

Info: Go to calpops.org or call 650-856-8432.

Arts & Entertainment Editor Elizabeth Schwyzer can be emailed at eschwyzer@paweekly.com.

APPLICATIONS NOW AVAILABLE! CITY OF MOUNTAIN VIEW BELOW MARKET RATE (BMR) RENTAL WAITLIST

The City of Mountain View's BMR Rental Program is accepting applications for the waitlist. Palo Alto Housing Corporation (PAHC), a local non-profit affordable housing organization, assists in administering the application process and waitlist for the City.

Applications accepted November 17, 2014 - December 8, 2014, Monday through Friday, 8:30 a.m. to 5:00 p.m.

To be eligible for a BMR apartment, households must have a combined annual income of between 50% and 80% of the Area Median Income (AMI) shown to the right.

2014 BMR Income Limits	1 Person	2 Persons	3 Persons	4 Persons	5 Persons
Minimum Income (50% AMI)	\$35,700	\$40,800	\$45,900	\$50,950	\$55,050
Maximum Income (80% AMI)	\$49,050	\$57,050	\$64,200	\$71,300	\$77,050

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<ul style="list-style-type: none"> • Downloading it from: www.paloaltohousingcorp.org • Picking one up from PAHC during office hours • Calling (650) 321-9709 x 10 	<p>PAHC 725 Alma Street, Palo Alto, CA 94301 Monday through Friday, 8:30 a.m. to 5 p.m.</p>

Applications postmarked on or before December 8, 2014 but received after that date will not be accepted. Emailed or faxed applications will not be accepted. Only one application per household will be considered.

■ FOOD FEATURE

Where can you find authentic pirozhki, borscht, shuba and pelmeni in Palo Alto? In the lobby of a tech company's office complex, of course.

I'm talking about Beet Cafe, an adorable Eastern European eatery tucked inside the lobby of the AOL building on Page Mill Road. It's run by a Ukrainian couple and is open to the public — not just AOL workers — Monday through Friday, 7:30 a.m. to 5 p.m.

As the hours indicate, Beet Cafe is geared toward the workday crowd. It's perfect

► Continued on next page

Beet Cafe serves a light and savory borscht soup, and pirozhki with several kinds of fillings, including beef (left) and cabbage.

Story by
ELENA KADVANY

Photos by
VERONICA WEBER

Unbeetable eats

BEET CAFE AN UNLIKELY SPOT FOR FRESH EASTERN EUROPEAN FOOD IN THE AOL COMPLEX



Stuffed cabbage rolls filled with rice and turkey are among the more traditional dishes found on Beet Cafe's special menu.

► Continued from previous page

for picking up a quick breakfast, lunch or coffee; even better enjoyed over a leisurely work meeting.

And as the name indicates, beets play a leading role here. They're in salads, wraps, sandwiches, smoothies. There's even a beet quesadilla (beets, arugula, pesto and mozzarella). Those who are beet-averse, not to worry: There are plenty of other options.

For those who do want to try a dish with the brilliant-hued root vegetable, go traditional with a bowl of borscht — a simple Ukrainian soup made from beets, potatoes, carrots, celery and onion.

"It's not a table with food if there is not borscht," said owner Irina Khart.

Khart came to the Bay Area with her husband five years ago. As a stay-at-home mother in Ukraine, she often cooked, and longed to pursue her "big dream" of opening a restaurant. They snagged the AOL spot after Ground Up, a coffee shop, shuttered last year.

Beet Cafe's borscht has a rich pink color and comes with chunks of potato and shredded beet. It's savory and comfort-

ing, but very light and not at all overwhelming. (Khart said they make it with vegetable instead of the traditional pork broth for more veggie-leaning Americans.) A small bowl goes for \$3.99 and a large for \$4.99.

The shawarma wrap (\$7.99), which can come with chicken or without, is enormous, fresh and delicious. Choose a spinach, tomato or whole-wheat wrap, which will then be stuffed to the gills with cabbage, cucumber, tomatoes, lettuce, red onions and a tangy yogurt sauce. You can opt to add quinoa, garbanzos or beet, and I recommend all of the above. All the ingredients are perfectly proportioned (who doesn't hate when wraps or burritos have too much rice, or not enough of one ingredient?), and each bite is a balanced delight of flavors.

On a first visit, I went vegetarian with the wrap; on a second visit, I tried to again, but the woman taking my order must have misheard me, and chicken was added. It was a delicious mistake. The chicken is juicy, moist, warm and adds some extra protein.

By the way — this wrap is huge. It's well suited to splitting with a friend, or taking half home to eat later.

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Housed at AOL in Palo Alto, Beet Cafe is open to the public.

Other sandwiches (most of which can also be ordered in wrap form) range from basic turkey, chicken salad or salami to homemade meatballs, smoked salmon or tuna apple salad (tuna, apple, celery, red onions, mayo). All hover around \$7 or \$8. Don't miss the beet sandwich: beets, arugula, goat cheese, cranberries and a balsamic vinaigrette dressing.

The baby kale and beet salad (\$7.65) was generously topped with beets, Brussels sprouts, red and green cabbage, avocado, pomegranate, walnuts and a hard-boiled egg. Feta cheese was served on the side. The menu advertises a lemon and olive oil dressing, though we received none. It also came in plastic to-go box, though we enjoyed it on an outside patio. If you're not taking a rushed lunch to go, you might want to indicate that when placing your order. (But if you are, take advantage of their online ordering.)

A "special menu" has more traditional Eastern European items: golubsty (cabbage rolls stuffed with turkey, rice and vegetables and then steamed in tomato sauce), shuba (herring salad, usu-

■ INFORMATION

Beet Cafe
395 Page Mill Road, Palo Alto
415-694-2347
beetcafe.net

Hours: Monday-Friday, 7:30 a.m. to 5 p.m.

ally layered with chopped pickled herring, eggs, beets, carrots, potatoes and dressing), pelmeni (Russian stuffed dumplings) and vareniki (Russian potato dumplings).

There's also always pirozhki, small savory pocket pies filled with some variation of meat, cheese, egg, rice, vegetables (\$2.75 each). These menu items attract many Russian and Ukrainian customers who live in this area, Khart said. Part of her "big dream" is to open a large, Ikea-like grab-and-go restaurant with more Ukrainian food.

Beet Cafe brews up Vertigo Coffee, making all the usual options, plus the more unusual Turkish coffee, which is made by boiling finely ground, roasted coffee beans in a pot with sugar. It's served in a small cup that

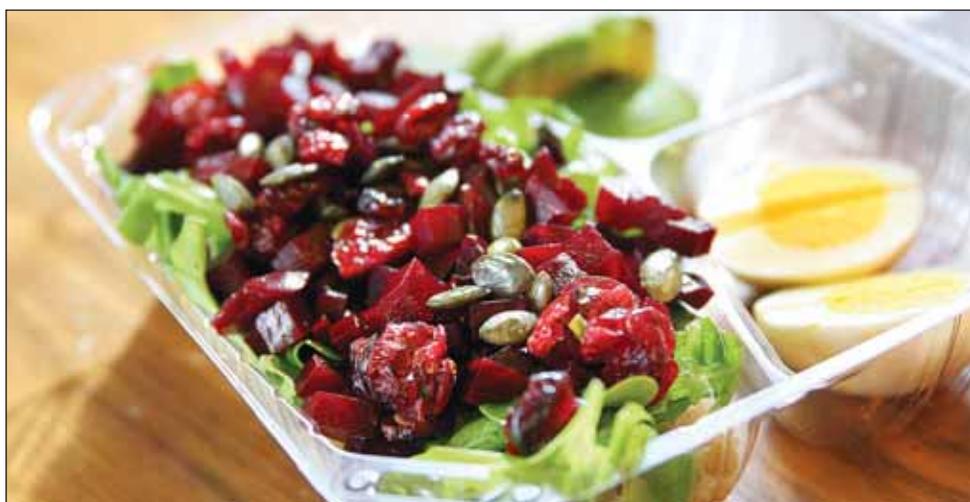
allows the grounds to settle at the bottom.

The smoothies are also excellent. Go healthy with the kale-banana (made with your choice of milk and flax seeds; I also added peanut butter) or sweet with the strawberry oatmeal breakfast smoothie (soy milk, rolled oats, bananas, strawberries and sugar). All are \$4.60, but additions or ingredient swaps will cost you extra.

The perk of being off the beaten path inside an office building, at least for the customers: There's hardly ever a wait. You'll find Beet Cafe on the first floor of AOL, in between AOL's reception and First Floor Labs, a company that provides free office space to fledgling startups and entrepreneurs.

There are a few small tables inside, as well as a large, wooden communal table (on which you'll always find complimentary chips with homemade salsa) and some tables outside. It's quiet and low-key.

Everything at Beet Cafe is clearly made with care, and can't be found anywhere else in the area. That's the definition of a hidden gem. ■



Arugula and beet salad comes with avocado, dried cranberries, pumpkin seeds and a hardboiled egg.

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MOVIE OPENINGS



SCOTT GARFIELD/FAIR HILL

In "Foxcatcher," Channing Tatum, left, and Mark Ruffalo, right, play Olympic gold medal-winning wrestler brothers Mark and Dave Schultz, training with John du Pont (Steve Carrell).

Crazy like a fox

STEVE CARELL PLAYS REAL-LIFE MADMAN IN 'FOXCATCHER'

★★★1/2 (Aquarius)

From the stranger-than-fiction department comes the true-crime story "Foxcatcher," a disturbing meditation on madness enabled by money to run rampant.

Adapted by screenwriters E. Max Frye ("Something Wild") and Dan Futterman for director Bennett Miller (the latter two respectively an Oscar winner and nominee for "Capote"), "Foxcatcher" quietly but firmly interprets the disturbing story of millionaire John du Pont

through bifocal lenses of American dreaming and the sexual fantasies made accessible by wealth.

The film's early scenes, set in 1987, establish Olympic gold medalist Mark Schultz (Channing Tatum) as a lonely, lost soul with an inferiority complex, feeling always in the shadow of his brother and fellow gold medalist Dave (Mark Ruffalo). When eccentric chemical corporation heir du Pont comes calling on Mark, massaging his ego ("You're

more than Dave Schultz's little brother ... it's your time now") and offering monetary and moral support for upcoming World Championship and Olympic bids, Mark gets past his uneasiness. Though failing to convince his brother to do the same, Mark resettles on du Pont's Foxcatcher Farm in Delaware, to train and anchor "Team Foxcatcher."

What then unfolds seems simultaneously inevitable and unpredictable, as du Pont's erratic behavior gradually reveals that he is not so much odd as dangerously unhinged.

While stopping shy of spelling out unambiguous advances or assaults, the director and his actors accumulate details that paint du Pont as a sexual predator who arranges opportunity and takes every advantage he can, and Schultz, eventually, as an emotionally shut-down victim of abuse.

As du Pont, Steve Carell employs a fake nose, unsettlingly flat affect, weirdly cadaverous face and druggy demeanor to disappear into his role. Tatum, too, impresses, leading with his jaw and subtly tracing the emotional journey of sullen hulk Schultz, while Ruffalo matches him with typically keen, truthfully understated work.

Miller's austere aesthetic, nat-



DREAMWORKS ANIMATION

"Penguins of Madagascar" employs some witty wordplay, but suffers from a lack of plot and purpose.

Black and white and ... all over

WADDLERS TEST THEIR CUTENESS IN 'PENGUINS OF MADAGASCAR'

★★ (Century 16, Century 20)

"Comic relief" isn't quite the phrase for the quartet of penguins in the "Madagascar" franchise, though the words capture the characters' absolute buffoonery. Now thrust into the spotlight in "Penguins of Madagascar," the aquatic birds prove that they're better in small doses.

Three-time "Madagascar" director Tom McGrath returns for a fourth go-around, this time with co-director Simon J. Smith ("Bee Movie"). Certainly one cannot fault the results with a lack of energy or action.

"Penguins of Madagascar" has these qualities in abundance and beyond, in what feels like a desperate attempt to mask its thin, familiar storyline and lack of thematic or emotional depth. Compensations comes in the form of willful, merry senselessness and sometimes charming verbal and visual wit.

The plot, such as it is, concerns the penguin adventurers getting themselves into jam after jam, most of which have to do with a campaign to thwart evil octopus mastermind Dr. Octa-

vius Brine, a.k.a. Dave (John Malkovich). Brash, reckless leader Skipper (Tom McGrath, working a mock-suave voice), "brains of the operation" Kowalski (Chris Miller), "demolition expert" Rico (Conrad Vernon) and "cute and cuddly" rookie Private (Christopher Knights) make a good if haphazard team, but Private longs to be viewed as "a meaningful and valued member" rather than a probie.

Dave's plot to take over the world is motivated by his jealousy of penguin popularity, but none of this coalesces enough to make "Penguins of Madagascar" truly about anything, despite feints at making a statement about appearances not mattering.

Though disappointingly rote in many ways, "Penguins of Madagascar" will probably divert kids with ease, given its manic exertion and pace. As for their adult minders, the picture is more likely to narcotize them into holiday naps with its exhaustingly flashy CGI detail. Perhaps this is the natural order of things for tired parents seeking a break. But as Skipper says, "You know what? I reject nature! Who's with me?"

Rated PG for mild action and some rude humor. One hour, 32 minutes.

— Peter Canavese

ural-lighting scheme and long takes together build a realistic tension that allows the story to creep up on the audience. And the development of the film's themes — the corrupting possibilities of money, the value of championship (and the cost of achieving it) and the gulf that can form between "winning" and

happiness — proves both understated and canny. These themes may not be uniquely American, but played out in the shadow of Valley Forge, they certainly seem that way.

Rated R for some drug use and a scene of violence. Two hours, 14 minutes.

— Peter Canavese

MOVIE TIMES

Big Hero 6 (PG) Century 16: 9, 10:15 & 11:40 a.m., 2:25, 5:05, 6:30, 7:50, 9:10 & 10:30 p.m. Fri & Sat 1 & 3:45 p.m. Century 20: 10:40 a.m., 1:25, 4:15, 7:10 & 9:50 p.m. In 3-D at 11:55 a.m., 2:45, 5:25, 8:05 & 10:45 p.m.

Birdman (R) ★★★ Century 16: 10:40 a.m., 1:40, 4:55, 7:45 & 10:40 p.m. Century 20: 10:50 a.m., 4:55 & 10:15 p.m.

Christmas in July (1940) (Not Rated)

Stanford Theatre: 6:10 & 9:25 p.m.

Citizenfour (R) ★★★1/2

Guild Theatre: 1:30, 4:15, 7:05 & 9:45 p.m.

Dr. Cabbie (Not Rated)

Century 16: 9:05 & 11:35 a.m., 2:10, 4:45, 7:20 & 9:55 p.m. Fri & Sat 11:50 p.m. Century 20: 11:40 a.m., 2:20, 4:50, 7:20 & 9:45 p.m.

Dumb and Dumber To (PG-13)

Century 16: 9 & 11:40 a.m., 2:20, 5, 7:40 & 10:20 p.m. Century 20: 11:45 a.m., 2:35, 5:15, 7:55 & 10:40 p.m.

Foxcatcher (R)

Aquarius Theatre: 12:45, 3:45, 4:30, 7:05, 9:50 & 10:20 p.m.

Fury (R) ★★★ Century 20: 10:20 a.m., 4:10 & 10 p.m.

Gone Girl (R) ★★1/2 Century 20: 12:20, 3:45, 7:05 & 10:20 p.m.

Holiday Inn (1942) (Not Rated)

Stanford Theatre: 7:30 p.m., Sat & Sun 4:15 p.m.

The Homesman (R) Aquarius Theatre: 1:30 & 7:20 p.m.

Horrible Bosses 2 (R)

Century 16: 9:05, 10:20 & 11:45 a.m., 1:05, 2:30, 3:50, 5:15, 6:40, 8, 9:30 & 10:45 p.m. Fri & Sat 11:30 p.m. & 12:10 a.m. Century 20: 10:35 & 11:50 a.m., 1:15, 2:30, 3:55, 5:10, 6:40, 7:55, 9:25 & 10:40 p.m.

The Hunger Games: Mockingjay Part 1 (PG-13) ★★1/2

Century 16: 9:15, 10:05, 10:55 & 11:35 a.m., 12:20, 1:10, 2, 2:50, 3:30, 4:20, 5:10, 5:55, 6:35, 7:25, 8:15, 9:05, 9:45 7 10:35 p.m. Fri & Sat 11:15 & 12:01 a.m. Century 20: 10, 11 & 11:30 a.m., noon, 12:30, 12:55, 2, 2:25, 3, 3:30, 4, 5, 5:35, 6, 6:25, 6:55, 8, 8:30, 9, 9:30 & 10 p.m. In X-D at 10:30 a.m., 1:30, 4:30, 7:30 & 10:30 p.m.

Interstellar (PG-13) ★★1/2

Century 16: 9:55 & 11:55 a.m., 1:50, 4, 5:40, 7:50 & 9:50 p.m. Century 20: 10:45 a.m., 2:50, 6:30 & 10:05 p.m.

The Penguins of Madagascar (PG) Century 16: 10 & 10:50 a.m.,

12:30, 3, 3:50, 5:30, 6:20, 8 & 10:25 p.m. In 3-D at 9:10 & 11:40 a.m., 1:20, 2:10, 4:40, 7:10, 8:50 & 9:40 p.m. Century 20: 9:40 & 10:25 a.m., 12:05, 1, 2:40, 3:35, 5:15, 6:10, 7, 8:45 & 10:25 p.m. In 3-D at 11:15 a.m., 1:50, 4:25, 7:50 & 9:35 p.m.

The Polar Express (2004) (G)

Century 16: Sun 2 p.m. Century 20: Sun 2 p.m.

Rosewater (R) ★★★ Century 20: 1:25 & 7:25 p.m.

St. Vincent (PG-13) Century 20: 1:40 & 7:45 p.m.

The Theory of Everything (PG-13) ★★

Century 20: 10:55 a.m., 1:50, 4:45, 7:40 & 10:35 p.m. Palo Alto Square: 1, 2:30, 4, 5:30, 7 & 8:30 p.m., Fri & Sat 10 p.m.

AQUARIUS: 430 Emerson St., Palo Alto (266-9260)

CENTURY CINEMA 16: 1500 N. Shoreline Blvd., Mountain View (800-326-3264)

CENTURY 20 DOWNTOWN: 825 Middlefield Road, Redwood City (800-326-3264)

CINEARTS AT PALO ALTO SQUARE: 3000 El Camino Real, Palo Alto (493-3456)

STANFORD THEATRE: 221 University Ave., Palo Alto (324-3700)

For show times, plot synopses and more information about any films playing at the Aquarius, visit www.LandmarkTheatres.com

★ Skip it
★★ Some redeeming qualities
★★★ A good bet
★★★★ Outstanding

For show times, plot synopses, trailers and more movie info, visit www.mv-voice.com and click on movies.



GoingsOn

MOUNTAIN VIEW VOICE

HIGHLIGHT

'THE NUTCRACKER' BY PACIFIC BALLET ACADEMY

Led by Artistic Directors Marion and Rima Chaeff, Pacific Ballet Academy will stage its 24th annual production of "The Nutcracker." The production will feature Tom Means and John Inks, former mayors of Mountain View; professional dancers; and students of the academy. Nov. 28 and 29, 1 and 6 p.m.; Nov. 30, 12:30 and 4 p.m. \$26/\$30. Mountain View Center for the Performing Arts, 500 Castro St., Mountain View. Call 650-969-4614. pacificballet.org

ART GALLERIES

'Ebb & Flow' For this exhibit, plein air pastelist Teresa Ruzzo will contribute new work inspired by the Russian River, Big Sur, the Palo Alto Baylands and the Stanford hills. An artist reception will be held on Dec. 6 from 2 to 5 p.m. Dec. 2-Jan. 3, 11 a.m.-5 p.m. (Sundays til 3 p.m.) Free. Viewpoints Gallery, 315 State St., Los Altos. www.viewpointsgallery.com

'Reflections' Gallery 9 Los Altos will mount an exhibit of contemporary art by 28 different local artists, depicting landscapes, seascapes, abstract compositions and introspective reflection. Mediums will include painting, photography, metal work, jewelry, sculpture, ceramics and printmaking. A reception with the artists will be held on Dec. 5 from 5 to 7:30 p.m. Nov. 25-Dec. 30, Tuesday-Saturday, 11 a.m.-5 p.m.; Sunday, noon-4 p.m. Free. Gallery 9 Los Altos, 143 Main St., Los Altos. www.gallery9losaltos.com

BENEFITS/FUNDRAISERS

Baby clothing drive at Children's Corner Children's Corner Inc. will hold a baby clothing drive for the Bay Area nonprofit Loved Twice, during which community members can drop off gently used garments for infants up to 12 months old. Monday-Friday, Nov. 18-Dec. 12. Free. Los Altos Mountain View Children's Corner, 97 Hillview Ave., Room 3, Los Altos. Call 650-948-8950. www.lamvchildrenscorner.org

Foothill College Holiday Pottery Sale Foothill College will hold its holiday pottery sale, where students will sell ceramic functional ware and sculptures including bowls, vases, figures and more. Cash, checks and money orders will be accepted. Proceeds benefit the college's ceramics department. Dec. 2-4, 10 a.m.-3 p.m. Free; \$3 parking. Foothill College, Cesar Chavez Plaza, 12345 El Monte Road, Los Altos Hills. Call 650-949-7584. www.foothill.edu/news/newsfmt.php?sr=2&rec_id=2651

Ugly Sweater Mixer & Jammy Drive YIPPEE, a program of the Chamber of Commerce Mountain View, will partner with new downtown restaurant and bar Mixx to hold an Ugly Sweater Mixer. At the event, attendees can also donate new pajamas for clients of Community Services Agency. Dec. 2, 5-7 p.m. \$5-\$10. Mixx, 420 Castro St., Mountain View. Call 650-968-8378. www.eventbrite.com/e/yippee-presents-ugly-sweater-mixer-jammy-drive-givingtuesday-tickets-14208815951

CLASSES/WORKSHOPS

Fairy Doors: Create a Space for Tiny Visitors This workshop will lead community members ages 16 and up in making small rustic doors to add a touch of whimsy to otherwise ordinary places. All materials will be provided. Those interested should register on the website. Dec. 3, 7:30 p.m. Free. Mountain View Public Library, 585 Franklin St., Mountain View. goo.gl/9fcj7

Foothill College Winter Quarter registration Registration for Winter Quarter 2015 classes at Foothill College is now open and will continue until Jan. 4, the day before classes begin. Winter Quarter will last until March 27. A search-able class schedule is available. Nov. 20-Jan. 4. \$31 per unit for California residents, plus basic fees. Foothill College, 12345 El Monte Road, Los Altos Hills. Call 650-949-7325. www.foothill.fhda.edu/admissions.php

Health care programs orientation In these workshops for those interested in health care careers, information will be provided on the Certified Nursing Assistant and Medical Assistant paths and what programs are offered through the Mountain View-Los Altos Adult School. Register on the website. Dec. 2, 4:30-6:30 p.m.; Dec. 5, 10 a.m.-noon. Free. Mountain View-Los Altos Adult School, 333 Moffett Blvd., Mountain View. Call 650-940-1333. www.mvlaae.net

CLUBS/MEETINGS

Mountain View Tennis Club 2015 Membership The Mountain View Tennis Club

is offering new memberships for city residents until the end of the year at a special price of \$20. The club holds tournaments, sponsors USTA teams, has a ladder and promotes tennis within the community. Non-residents are also welcome. Nov. 20-Dec. 31. www.mvtc.net

Mountain View Woman's Club Mountain View Woman's Club is a charitable organization working on community projects that meets monthly. Guest are welcome at meetings. First Wednesday of each month, year-round, noon. Free. Mountain View Masonic Lodge, 890 Church St., Mountain View. Call 650-965-1570.

Sew Sew Saturdays The Mountain View Public Library will host a weekly session where sewers can sign up to use its four Baby Lock (Grace model) sewing machines and one serger. Required registration opens on Sunday for the following Saturday. Appointments are 45 minutes long; no instruction will be provided. Hand sewers are welcome to drop in and keep others company. Saturdays, year-round, 10:15 a.m.-noon. Free. Mountain View Public Library, 585 Franklin St., Mountain View. Call 650-903-6896. www.mountainview.gov/library

COMMUNITY EVENTS

Community Tree Lighting Celebration This city of Mountain View event will include live holiday music, refreshments, lights, and visiting and picture-taking with Santa Claus. Dec. 8, 5:30-7:30 p.m. Free. Civic Center Plaza, 500 Castro St., Mountain View. Call 650-903-6331. www.mountainview.gov/treelighting

Neighbors Helping Neighbors community outreach For the last in a series of outreach events, Neighbors Helping Neighbors will have trained peer counselors available to speak with residents about personal issues, including housing, transportation and other financial problems. There are no income restrictions, all are accepted. Those interested are encouraged to RSVP for a 30-minute consultation, but drop-ins are also welcome. Dec. 6, 10:30 a.m.-12:30 p.m. Free. Trinity Church, Hope's Corner, 748 Mercy St., Mountain View. Call 650-283-0270. www.facebook.com/NeighborsHelpingNeighborsPaloAlto

Waldorf Holiday Faire The Waldorf School of the Peninsula will hold its annual holiday event with activities for all ages, including a gnome adventure, wreath making, games and prizes, a children's workshop, a cafe and a puppet show. A Holiday Boutique will also offer thousands of unique toys and handcrafts for sale. See website for boutique hours. Dec. 6, 10 a.m.-4 p.m. Free. Waldorf School of the Peninsula, Los Altos Campus, 11311 Mora Drive, Los Altos. waldorfpenninsula.org/event/holiday-faire/

CONCERTS

'20 Harps for the Holidays' Harpeggio Music will put on a performance of its annual holiday concert, featuring harp solos, the studio ensemble of more than 20 harps, and guest artist Meko. Proceeds will support the organization's activities. Dec. 6, 4-6 p.m. \$15 general; \$12 senior (age 60 plus), child (ages 4-12). Los Altos United Methodist Church, 655 Magdalena Ave., Los Altos. Call 408-366-8810. harpeggio.com/concert.html

'Joyeux Noël' Schola Cantorum, a 90-voice adult classical choir in the Bay Area, will give a holiday concert called "Joyeux Noël" with a program including Marc-Antoine Charpentier's "Midnight Mass for Christmas" and familiar seasonal songs. Dec. 7, 3 p.m. \$30 adult; \$25 senior; \$20 student (age 21 and under). Mountain View Center for the Performing Arts, 500 Castro St., Mountain View. Call 650-903-6000. www.mountainview.gov/mvcpa/dec14.html

Guitarists Dale Ann Bradley and Steve Gully For this Redwood Bluegrass Associates event, guitarists Dale Ann Bradley and Steve Gully will perform a set of bluegrass music, joined by players on banjo, mandolin and bass. The duo have sung "mountain music" together for many years. Community members are invited to join a jam session preceding the show at 4:30 p.m.

Dec. 6, 7-10 p.m. \$25 advance; \$20 at the door; half price for teens; free under age 13. Immanuel Lutheran Church, 1715 Grant Road, Los Altos. Call 510-530-0839. www.rba.org

Peninsula Symphony Woodwind Quintet A quintet from the Peninsula Symphony Winds — Dane Carlson, David Latulippe, Sue Macy, Brian Holmes and Juliet Hamak — will perform an eclectic program of classics and popular music from different countries. Dec. 5, 7:30-8:30 p.m. Free. Community School of Music and Arts, Finn Center, 230 San Antonio Circle, Mountain View. www.arts4all.org/attend/concerts.htm

DANCE

'The Nutcracker' by Western Ballet Western Ballet will put on its traditional holiday production of "The Nutcracker," a story featuring Fritz, Clara, the magic of Drosselmeyer, the Mouse King and a trip to the Kingdom of Sweets. Dec. 5, 7 p.m.; Dec. 6, 1 and 7 p.m. \$30 adult; \$25 child age 12 and under; \$27 senior, student. Mountain View Center for the Performing Arts, 500 Castro St., Mountain View. Call 650-968-4455. www.westernballet.org

Foothill College Jingle & Mingle Dance Showcase The Foothill College Repertory Dance Company will hold its Jingle & Mingle Dance Showcase, sharing a diverse program of original student choreography, experimental works and repertory classics. A reception will include light refreshments and a guest from the North Pole. Dec. 5, 7 p.m. Free; \$3 parking. Foothill College Dance Studio, Room 2504, 12345 El Monte Road, Los Altos Hills. Call 650-949-7354. www.foothill.edu/news/newsfmt.php?sr=2&rec_id=3161

Jacki's Aerobic Dancing Jacki's Aerobic Dancing classes, held three times per week, lead participants in abdominal work, strength training and aerobic routines. Complimentary child care is available. Monday, Wednesday and Friday, year-round, 9-10 a.m. \$36/month; \$5/class. Mountain View Masonic Lodge, 890 Church St., Mountain View. Call 650-941-1002. www.jackis.com

EXHIBITS

'Silicon Valley: The Lure & the Legends' The Los Altos History Museum will have on display an exhibit called "Silicon Valley: The Lure & the Legends" which examines the reasons why this area turned from orchards to a technology hub. The exhibit will focus on local factors and figures who contributed to the transformation. Thursday-Sunday, Oct. 18-April 19, noon-4 p.m. Free. Los Altos History Museum, 51 S. San Antonio Road, Los Altos. www.losaltoshistory.org/lure_legends.html

'Unnatural Selection' This exhibition at the Mohr Gallery will feature artwork by Pantea Karimi and Amber Stucke that melds their ideas about evolutionary biology and people's impact on the environment. Oct. 27-Dec. 7, 9 a.m.-7 p.m. Free. Community School of Music and Arts, Finn Center, 230 San Antonio Circle, Mountain View. Call 650-917-6800. www.arts4all.org/attend/mohrgallery.htm

FAMILY AND KIDS

Saturday Story Time Each Saturday at Linden Tree Books, booksellers will share picture-book classics and new favorites with children ages 2 to 6. Saturdays, year-round, 11-11:30 a.m. Free. Linden Tree Books, 265 State St., Los Altos. Call 650-949-3390. www.lindentreebooks.com

LIVE MUSIC

Singer-songwriter Art Elliot Oakland-based singer-songwriter Art Elliot will perform a live set at Red Rock Coffee in Mountain View, singing about apocalyptic futures, lost love, Depression-era folk art and other topics. Dec. 6, 8-10 p.m. Free (donations accepted). Red Rock Coffee, 201 Castro St., Mountain View. www.artelliot.com

ON STAGE

'Peter and the Starcatcher' TheatreWorks will stage a holiday production of "Peter and the

Starcatcher," a Tony Award-winning, adventure-filled sequel to "Peter Pan." See website for specific dates, timing and pricing. Dec. 3-Jan. 3. \$19-\$74. Lucie Stern Theatre, 1305 Middlefield Road, Palo Alto. Call 650-463-1950. www.theatreworks.org

'Super Villain!' This irreverent drama, written and directed by the Pear's James Kopp, will center on the super villain The Remote — after he has defeated his nemesis — while he explores issues of love and identity. Attendees must be age 13 or older. See the website for exact times and dates. Thursday-Sunday, Dec. 4-21, 2, 7 or 8 p.m. \$10. The Pear Avenue Theatre, 1220 Pear Ave., Unit K, Mountain View. www.thepear.org/season.htm

'The Fox on the Fairway' For its latest production, the Los Altos Stage Company will perform "The Fox on the Fairway," a fast-paced comedy by Ken Ludwig that makes light of the pretentious members of a private country club. See website for specific dates, times and prices. Wednesday-Sunday, Nov. 20-Dec. 14, 3 or 8 p.m. \$18-\$34. Bus Barn Theater, 97 Hillview Ave., Los Altos. Call 650-941-0551. www.losaltosstage.org

RELIGION/SPIRITUALITY

Insight Meditation South Bay Shaila Catherine and guest teachers will lead weekly Insight Meditation sittings, followed by talks on Buddhist teachings. Nov. 11-Jan. 6, 7:30-9 p.m. Donations accepted. St. Timothy's Episcopal Church, Edwards Hall, 2094 Grant Road, Mountain View. Call 650-857-0904. www.imsb.org

SENIORS

'75 Years of NASA Ames' To celebrate NASA Ames' 75th anniversary, longtime NASA

employee Jack Boyd will give a lecture discussing its history, much of which he experienced first hand. Dec. 9, 1-2 p.m. Free. Mountain View Senior Center, 266 Escuela Ave., Mountain View. Call 650-903-6330. www.mountainview.gov/seniors

'Art Crimes of the 20th Century' This lecture at the Mountain View Senior Center will take a look at puzzling, major art forgeries from the last century. Dec. 4, 1-2 p.m. Free. Mountain View Senior Center, 266 Escuela Ave., Mountain View. Call 650-903-6330. www.mountainview.gov

LECTURES & TALKS

'Beyond the Big Screen: 3D Technology' Scott Summit, founder of Bespoke Innovations and a director of technology at 3D Systems, will talk about his work making custom artificial limbs. These devices are also on view at the Los Altos History Museum as part of the "Silicon Valley: The Lure & the Legends" exhibit. The museum will be open from 5:30 to 7 p.m. preceding the talk. Dec. 2, 7-9 p.m. Free. Los Altos Stage Company, 97 Hillview Ave., Los Altos. Call 650-948-8710. www.losaltoshistory.org

Theranos Founder and CEO Elizabeth Holmes Michael Krasny of KQED will moderate an in-depth conversation with Elizabeth Holmes of Theranos, who will discuss her efforts to revolutionize the health care system using technology and creativity. Online registration is requested. Dec. 9, 7-8:30 p.m. Free. Computer History Museum, 1401 N. Shoreline Blvd., Mountain View. www.computerhistory.org/events

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Bulletin Board

115 Announcements

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Dance Expressions (2yrs - Teen)
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135 Group Activities

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140 Lost & Found Lost bracelet in palo alto Diamond/crystal gold and black bracelet- family gift- 650/867/4488

150 Volunteers

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155 Pets



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237 Barter

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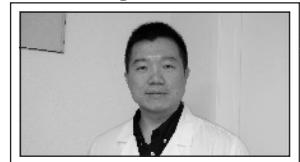
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845 Out of Area

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**Public
Notices**

**995 Fictitious Name
Statement**

**MOUNTAIN VIEW PHYSICAL THERAPY
FICTITIOUS BUSINESS NAME STATEMENT**
File No.: 597827

The following person (persons) is (are) doing business as:
Mountain View Physical Therapy, located at 490 W. El Camino Real, Mountain View, CA 94040, Santa Clara County. This business is owned by: A Corporation.

The name and residence address of the owner(s)/registrant(s) is(are):
RICHARD P. CARR,
PHYSICAL THERAPY, INC.
5962 La Place Ct., #170
Carlsbad, CA 92008
Registrant/Owner began transacting business under the fictitious business name(s) listed above on 01/01/2004. This statement was filed with the County Clerk-Recorder of Santa Clara County on October 27, 2014. (MVV Nov. 7, 14, 21, 28, 2014)

**PAINTING PLUS
FICTITIOUS BUSINESS NAME STATEMENT**
File No.: 597997

The following person (persons) is (are) doing business as:
Painting Plus, located at 375 Flynn Ave., Mtn. View, CA 94043, Santa Clara County.

This business is owned by: An Individual. The name and residence address of the owner(s)/registrant(s) is(are):
GILBERT LOUIS ARAAGON
375 Flynn Ave.
Mtn. View, CA 94043
Registrant/Owner began transacting business under the fictitious business name(s) listed above on Sept. 1988. This statement was filed with the County Clerk-Recorder of Santa Clara County on October 31, 2014. (MVV Nov. 7, 14, 21, 28, 2014)

**TINY EINSTEIN ACADEMY
FICTITIOUS BUSINESS NAME STATEMENT**
File No.: 597408

The following person (persons) is (are) doing business as:
Tiny Einstein Academy, located at 201 Ada Ave., #12, Mountain View, CA 94043, Santa Clara County. This business is owned by: Married Couple. The name and residence address of the owner(s)/registrant(s) is(are):
OKSANA BAZHENOVA
201 Ada Ave. #12
Mnt. View, CA 94043
LEONID BAZHENOV
201 Ave. #12
Mountain View, CA 94043
Registrant/Owner began transacting business under the fictitious business name(s) listed above on July, 2007. This statement was filed with the County Clerk-Recorder of Santa Clara County on October 15, 2014. (MVV Nov. 7, 14, 21, 28, 2014)

**KODABLE
FICTITIOUS BUSINESS NAME STATEMENT**
File No.: 597663

The following person (persons) is (are) doing business as:
Kodable, located at 820 Williams Way #2, Mountain View, CA 94040, Santa Clara County. This business is owned by: A Corporation. The name and residence address of the owner(s)/registrant(s) is(are):
SurfScore, Inc.
820 Williams Way #2
Mountain View, CA 94040
Registrant/Owner began transacting business under the fictitious business name(s) listed above on N/A. This statement was filed with the County Clerk-Recorder of Santa Clara County on October 22, 2014. (MVV Nov. 7, 14, 21, 28, 2014)

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for more information

**PENINSULA PARTY RENTALS, LLC
FICTITIOUS BUSINESS NAME STATEMENT**
File No.: 598076

The following person (persons) is (are) doing business as:
Peninsula Party Rentals, LLC, located at 740 Sierra Vista Ave., Ste. H, Mountain View, CA 94043, Santa Clara County. This business is owned by: A Limited Liability Company. The name and residence address of the owner(s)/registrant(s) is(are):
PENINSULA PARTY RENTAL LLC
740 Sierra Vista Ave., Ste. H
Mountain View, CA 94043
Registrant/Owner began transacting business under the fictitious business name(s) listed above on 01-01-2005. This statement was filed with the County Clerk-Recorder of Santa Clara County on November 4, 2014. (MVV Nov. 14, 21, 28, Dec. 5, 2014)



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jgonzalez@interorealestate.com

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- The Mountain View Voice publishes every Friday.

Deadline: 5 p.m. the previous Friday

Call Alicia Santillan
(650) 223-6578



to assist you with your legal advertising needs.
E-mail: asantillan@pawekly.com

Can landlord prevent tenant from smoking medical marijuana?

edited by Anky van Deursen

Q I manage an apartment complex, and I have a tenant, "James," who smokes marijuana inside his apartment and out on the balcony. Many of the other tenants in the complex complain about the marijuana smoke, including the mother of a boy with asthma. James says he has a medical marijuana card for chronic pain, and I believe him. Under the Fair Housing laws, do I have to let him smoke on the balcony or inside his apartment?

A No, you do not have to let James smoke on the balcony, or even in his apartment, even though James is disabled, and even though it is legal to smoke marijuana under California law with a medical marijuana card. Under the federal Fair Housing Act, housing providers are ordinarily obligated to provide reasonable accommodations for tenants with disabilities to ensure



that they have the full use and enjoyment of their apartment. So someone might think that the housing provider in this case might be obliged to allow James to smoke marijuana as a reasonable accommodation, assuming James can show that marijuana is part of the medical treatment for his disability.

However, the federal Fair Housing Act reasonable accommodation provisions exclude the current use of a "controlled substance" under federal law from protection. Even though medical marijuana is legal under California law, it is not legal under federal law. Because the federal Fair Housing Act is a federal statute, and it provides the source of the reasonable accommodation right that would entitle James to smoke medical marijuana as

a reasonable accommodation, James is out of luck. The California government hasn't stepped in to disagree with the federal government on this issue yet.

As an alternative to either evicting James or banning him from using marijuana altogether, you might consider asking James if he can get the pain relief he seeks by eating the marijuana rather than smoking it. This way, he will not be bothering other tenants, but still get the medical benefits of the drug he needs. This area of law is still somewhat up in the air though, so please check in with a private attorney or your local fair housing organization for current information.

What are the rules regarding rent increases?

Q I am a widow who owns two homes. I live in one of the homes and rent the other home to provide for most of my monthly living costs. Rents are

going up and I have been giving some thought to implementing a rent increase as my monthly living expenses are going up, too. My tenant has been great, has been living there for more than 10 years on a month-to-month rental agreement, and I want to do everything correctly to avoid bad feelings. My city doesn't have any rent control laws, but I was confused doing research on the internet. Some sites had different rules about rent increases for tenants based on the length of their tenancy. What rules should guide my rent increase actions?

A While the internet can be a valuable source for research, it can also give incorrect or incomplete information. You did the right thing by first confirming that your city has no special rent control ordinances. When cities implement local rent control ordinances, landlords have to be careful to comply or otherwise risk invalidation of the rent increase and strained relations between landlord and tenant. You also raise a common misconception; while the length of a tenancy does affect the notice period for termination, it almost

never affects the notice period for a rent increase. The general rule for month-to-month rental agreements is, that a landlord must provide at least a 30-day notice of rent increase when the rent increase is 10 percent or less over a one year period.

Confusion arises when the rent increase is more than 10 percent. In such case the tenant is entitled to a 60-day notice pursuant to California Civil Code section 827. There are some exceptions to this 60-day rule, involving sales of rental properties and situations where an additional tenant has moved into the unit in the past year. Consider contacting a local attorney, a fair housing or mediation program, or Project Sentinel.

Project Sentinel provides landlord-tenant dispute resolution and fair-housing services in Northern California, including rental-housing mediation programs in Mountain View, Los Altos and Palo Alto. Call 650-856-4062 for dispute resolution or 650-321-6291 for fair housing, email info@housing.org or visit housing.org.

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#1 AGENT 2013: combined sales in MV, LA & LAH*

650·440·5076
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 REAL ESTATE SERVICES
 A Berkshire Hathaway Affiliate

CalBRE# 01234450

*Per 2013 # of homes sold on MLS

Happy Thanksgiving!

As we enter this season of abundance, we wish you a time filled with friends and loved ones as you reflect upon this year's prosperity.

DeLeon Realty



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